



**AGENDA
BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Monday, October 21, 2013**

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
 - a. Proclamation declaring the week of October 20-26, 2013, as “**Freedom from Workplace Bullies Week**” (Spreitzer)
4. PUBLIC HEARINGS
 - a. Resolution authorizing a **Planned Unit Development (PUD) – Master Land Use Plan** for the properties located at 2850 and 2900 Milwaukee Road and 1865 Branigan Road (Christensen) Plan Commission recommendation for approval 4-0
 - b. Proposed Ordinance amending the **City of Beloit Zoning Map** to change the zoning district classification of the properties located at 2850 and 2900 Milwaukee Road and 1865 Branigan Road from C-3, Community Commercial District, to PUD, Planned Unit Development District (Christensen) Plan Commission recommendation for approval 4-0 First Reading, suspend the rules for Second Reading
 - c. Resolution authorizing a **Conditional Use Permit** to allow vehicle repair in the CBD-2, Central Business District – Fringe, for the property located at 856 Fourth Street (Christensen) Plan Commission recommendation for approval 4-0
 - d. **2014 HOME Investment Partnerships Proposed Budget** (Christensen)
 - e. **2014 Community Development Block Grant (CDBG) Proposed Budget and Annual Action Plan** (Christensen)
 - f. **2014 Operating, Library, and Capital Improvements Proposed Budgets** (Arft/York) (Budget available for review at www.ci.beloit.wi.us)
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 October 7, 2013 (LeMire)

- b. Proposed Ordinance amending various section of the **Sign Ordinance**, Chapter 30 of the City of Beloit Municipal Code (Christensen)
Refer to Plan Commission
- c. Resolution approving **Change of Agent** for Pilot Travel Centers, LLC, d/b/a Pilot Travel Center #289, located at 3001 Milwaukee Road, from Juanita Cardinal to David Hauck (LeMire) ABLCC recommendation for approval 5-0
- d. Resolution approving a new **Class “B” Beer and “Class B” Liquor License** for The Hideout, LLC, d/b/a The Hideout, Scott Murray, Owner and Agent, 1901 Liberty Avenue (LeMire) ABLCC recommendation for approval 6-0

7. ORDINANCES – none

8. APPOINTMENTS – none

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

10. CITY MANAGER'S PRESENTATION

- a. **Fall Yard Waste** Presentation (Boysen)

11. REPORTS FROM BOARD AND CITY OFFICERS

- a. Resolution authorizing the City Manager to apply for a **Community Development Investment Grant** from the Wisconsin Economic Development Corporation (WEDC) (Janke)
- b. Resolution authorizing the City Manager to apply for an **Idle Industrial Sites Grant** from the Wisconsin Economic Development Corporation (WEDC) (Janke)

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: October 16, 2013
Rebecca Houseman LeMire
City of Beloit City Clerk
<http://www.ci.beloit.wi.us>

You can watch this meeting live on Charter PEG channel 98 or digital channel 992. Meetings are rebroadcast during the week of the Council meeting on Tuesday at 1:00 p.m., Thursday at 8:30 a.m. and Friday at 1:00 p.m.

WHEREAS, the City of Beloit has an interest in promoting the social and economic well-being of its employees and citizens; and

WHEREAS, that well-being depends upon the existence of healthy and productive employees working in safe and abuse-free environments; and

WHEREAS, surveys and studies have documented the stress-related health consequences for individuals caused by exposure to abusive work environments; and

WHEREAS, abusive work environments can create costly consequences for employers, including reduced productivity, absenteeism, turnover, employee health-related expenses, and if left unchecked, costly litigation; and

WHEREAS, protection from abusive work environments should apply to every worker, and not be limited to legally protected class status based only on race, color, gender, national origin, age, sexual orientation, or disability.

NOW, THEREFORE, THE CITY COUNCIL PRESIDENT OF THE CITY OF БЕЛОIT does hereby proclaim the week of October 20 – 26, 2013, as “Freedom from Workplace Bullies Week” and encourage a safe and healthy work environment for all employees.

Presented this 21st day of October 2013.

BELOIT CITY COUNCIL

Charles M. Haynes, President

ATTEST:

Rebecca Houseman LeMire, City Clerk

RESOLUTION
AUTHORIZING A PLANNED UNIT DEVELOPMENT (PUD) MASTER
LAND USE PLAN FOR THE PROPERTIES LOCATED AT 2850 AND 2900
MILWAUKEE ROAD AND 1865 BRANIGAN ROAD

WHEREAS, the application of Commercial Property Group, on behalf of McBain Enterprises, Inc., for approval of a Planned Unit Development (PUD) - Master Land Use Plan for the properties located at 2850 & 2900 Milwaukee Road and 1865 Branigan Road, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT, the City Council of the City of Beloit, Rock County, Wisconsin does hereby approve the PUD - Master Land Use Plan for the properties located at 2850 & 2900 Milwaukee Road and 1865 Branigan Road in the City of Beloit, for the following described premises:

Lot 1 of CSM Volume 4 Pages 205-207, located in the City of Beloit, County of Rock, State of Wisconsin (also known as 2850 Milwaukee Road, parcel number 22910805). Said parcel contains 1.378 acres, more or less.

Lot 1 of CSM Volume 14 Pages 133-135, located in the City of Beloit, County of Rock, State of Wisconsin (also known as 2900 Milwaukee Road, parcel number 22910850). Said parcel contains .5544 acres, more or less.

Lot 2 of CSM Volume 18 Pages 442-443, located in the City of Beloit, County of Rock, State of Wisconsin (also known as 1865 Branigan Road, parcel number 22910810). Said parcel contains .773 acres, more or less.

As a condition of approving the PUD - Master Land Use Plan, the City Council does hereby stipulate the following conditions and restrictions upon the development, which are hereby deemed necessary for the public interest:

1. This approval authorizes the development of 3 separate strip centers for multiple land uses and retention of an existing restaurant building on one parcel for the properties located at 2850, 2900 Milwaukee Road and 1865 Branigan Road.
2. The parcels shall be combined through application with the City's Assessor prior to issuance of permits.
3. The proposed drive-through is hereby approved, and a separate Conditional Use Permit is not required.
4. A bypass lane shall be provided to the east of the stacking spaces for the property at 2900 Milwaukee Road.
5. For allowable use & dimensional standard purposes, the regulations applicable in the C-3, Community Commercial District shall apply to the subject property.
6. For outdoor sign purposes, the development may have one (1) primary and five (5) secondary signs per building.
7. The applicant shall provide a bike rack near the northern most development that can

- accommodate at least 4 bicycles.
8. Parking capacities must comply with ordinances once site is developed.
 9. Prior to issuance of a Building Permit for this project, the applicant shall rezone the subject property to PUD. Architectural Review and Site Plan Review will be needed for each phase of development.
 10. The proposed outdoor seating area will need a separate Conditional Use Permit.
 11. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Director of Planning & Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

Adopted this 21st day of October 2013.

BELOIT CITY COUNCIL

Charles M. Haynes, Council President

ATTEST:

Rebecca Houseman LeMire, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Planned Unit Development (PUD) - Master Land Use Plan Application for the properties located at 2850 & 2900 Milwaukee Road and 1865 Branigan Road.

Date: October 21, 2013

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

Commercial Property Group, on behalf of McBain Enterprises, Inc., has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the properties located at 2850/2900 Milwaukee Road and 1865 Branigan Road. The PUD District is a special-purpose zoning district that permits greater flexibility in land planning and site design than conventional zoning districts and is intended to provide flexibility in architectural design and clustering of buildings. The process begins with submittal of a PUD – Master Land Use Plan, which is a conceptual plan. The PUD process also involves rezoning the subject property to PUD, either during or after consideration of the PUD – Master Land Use Plan.

Key Issues (maximum of 5):

- The subject properties are currently zoned C-3, Community Commercial. If the requested PUD – Master Land Use Plan is approved, the applicant will need to rezone the subject properties to PUD.
 - All properties around these parcels are zoned C-3, Community Commercial District with most land uses either restaurant or hotel.
 - This proposed PUD – Master Land Use Plan involves creating a development with multiple uses in up to four (4) buildings including restaurants, office, and retail space.
 - Arby's restaurant, which is currently located at 2900 Milwaukee Road, will be moved into a new strip development. The PUD is necessary in order to develop the new strip centers on one parcel.
 - This development is proposed to consist of a 9,000 square-foot strip center with drive-through and outdoor seating area for the new Arby's, a 6,000 square-foot strip center with no drive-through access, and an 8,425 square-foot strip center with no drive-through access. The existing Arby's building will remain. Although all drive-through uses require a Conditional Use Permit, Planning staff is recommending a condition of approval that will consolidate the CUP process with this PUD.
 - The Plan Commission reviewed this item on October 9, 2013 and voted unanimously (4-0) to recommend approval of the PUD - Master Land Use Plan, subject to the conditions recommended by Planning staff.
-

Conformance to Strategic Plan:

- Consideration of this request supports Strategic Goal #5.
-

Sustainability:

- **Reduce dependence upon fossil fuels** – Planning staff is recommending conditions of approval that will accommodate bike riders.
 - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
 - **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
 - **Meet the hierarchy of present and future human needs fairly and efficiently** – This project is expect to have a positive impact upon all stakeholders.
-

Action required/Recommendation:

- City Council consideration and action on the proposed Resolution
-

Fiscal Note/Budget Impact: N/A

Attachments: Resolution and Staff Report to the Plan Commission

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: October 9, 2013

Agenda Item: 7

File Number: PUD-2013-02

Applicant: Commercial Property Group

Owner: McBain Enterprises, Inc.

Location: 2850, 2900 Milwaukee Road; 1865 Branigan Road

Existing Zoning: C-3, Community Commercial District; MRO, Milwaukee Road Overlay

Existing Land Use: Fast Food, Vacant Lots

Parcel Size:

2850: 1.3780 Acres

2900: .5544 Acres

1865: .7730 Acres

Total: 2.7054 Acres

Request Overview/Background Information:

Commercial Property Group, on behalf of McBain Enterprises, Inc., has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the properties located at 2850/2900 Milwaukee Road and 1865 Branigan Road. A copy of the PUD - Master Land Use Plan is attached to this report.

The PUD District is a special-purpose zoning district that permits greater flexibility in land planning and site design than conventional zoning districts and is intended to provide flexibility in architectural design and clustering of buildings. The process begins with submittal of a PUD – Master Land Use Plan, which is a conceptual plan. The PUD process also involves rezoning the subject property to PUD, either during or after consideration of the PUD – Master Land Use Plan.

Key Issues:

- The subject properties are currently zoned C-3, Community Commercial. If the requested PUD – Master Land Use Plan is approved, the applicant will need to rezone the subject properties to PUD.
- All properties around these parcels are zoned C-3, Community Commercial District with most land uses either restaurant or hotel.
- This proposed PUD – Master Land Use Plan involves creating a development with multiple uses in up to four (4) buildings including restaurants, office, and retail space.
- Arby's restaurant, which is currently located at 2900 Milwaukee Road, will be moved into a new strip development. The PUD is necessary in order to develop the new strip centers on one parcel.
- This development is proposed to consist of a 9,000 square-foot strip center with drive-through and outdoor seating area for the new Arby's, a 6,000 square-foot strip center with no drive-through access, and an 8,425 square-foot strip center with no drive-through access. The existing Arby's building will remain. Although all drive-through uses require a Conditional Use Permit, Planning staff is recommending a condition of approval that will consolidate the CUP process with this PUD.
- Planning and Engineering Staff have reviewed the proposed driveways and traffic circulation. Between the existing Arby's site and the proposed Arby's site are traffic control challenges. A discussed solution would be for the aisle between these properties be a one-way, North-only traffic with angled parking along the existing Arby's building. The developers are hesitant to remove two-way traffic from this aisle due to easy access to the existing Arby's building. Planning Staff is also recommending a bypass lane be provided for the existing Arby's.
- According to Section 8-112 of the Zoning Ordinance, a restaurant drive-through must have five stacking spaces before the order box and three stacking spaces between the order box and pick-up window. The proposed drive-through includes adequate stacking spaces.
- The City's review agents have reviewed the proposed PUD and have not submitted any comments.
- Section 5-305 of the Zoning Ordinance requires the City Council to establish development standards during the PUD process. Development standards are addressed in the Staff Recommendation section of this report.

- Section 2-402(g) of the Zoning Ordinance allows for the approval of a PUD - Master Land Use Plan if the following five criteria can be met:
 - **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable standards, based on the purpose and intent of the Zoning Ordinance.** The proposed plan allows flexibility in site design, specifically development of multi-use facilities on the same parcel, which would not be possible through strict interpretation of the Zoning Ordinance.

- **The PUD - Master Land Use Plan complies with the standards of Section 5-300.** The PUD - Master Land Use Plan complies with the standards of Section 5-300.
- **Service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed.** Service providers will be able to provide necessary services, facilities, and programs to serve the development. The review agents have been notified and have not raised objections.
- **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policies and documents.** See the consistency section below.
- **The PUD - Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.** Subject to certain conditions of approval, the proposed PUD will improve the appearance of the subject property while enhancing commercial development, connectivity between parcels, and accessibility.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Community Commercial uses of the subject property. The PUD is consistent with the goals, objectives, and policies contained in the Comprehensive Plan. Consideration of this request supports Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels** – Planning staff is recommending conditions of approval that will accommodate bike riders.
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – This project is expected to have a positive impact upon all stakeholders.

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the PUD - Master Land Use Plan for the properties located at 2850, 2900 Milwaukee Road and 1865 Branigan Road, based on its consistency with the Zoning Ordinance and subject to the following conditions:

1. This approval authorizes the development of 3 separate strip centers for multiple land uses and retention of an existing restaurant building on one parcel for the properties located at 2850, 2900 Milwaukee Road and 1865 Branigan Road.
2. The parcels shall be combined through application with the City's Assessor prior to issuance of permits.
3. The proposed drive-through is hereby approved, and a separate Conditional Use Permit is not required.
4. A bypass lane shall be provided to the east of the stacking spaces for the property at 2900 Milwaukee Road.
5. For allowable use & dimensional standard purposes, the regulations applicable in the C-3, Community Commercial District shall apply to the subject property.
6. For outdoor sign purposes, the development may have one (1) primary and five (5) secondary signs per building.
7. The applicant shall provide a bike rack near the northern most development that can accommodate at least 4 bicycles.
8. Parking capacities must comply with ordinances once site is developed.
9. Prior to issuance of a Building Permit for this project, the applicant shall rezone the subject property to PUD. Architectural Review and Site Plan Review will be needed for each phase of development.
10. The proposed outdoor seating area will need a separate Conditional Use Permit.
11. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Director of Planning & Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

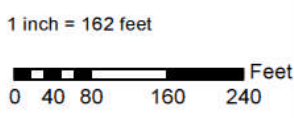
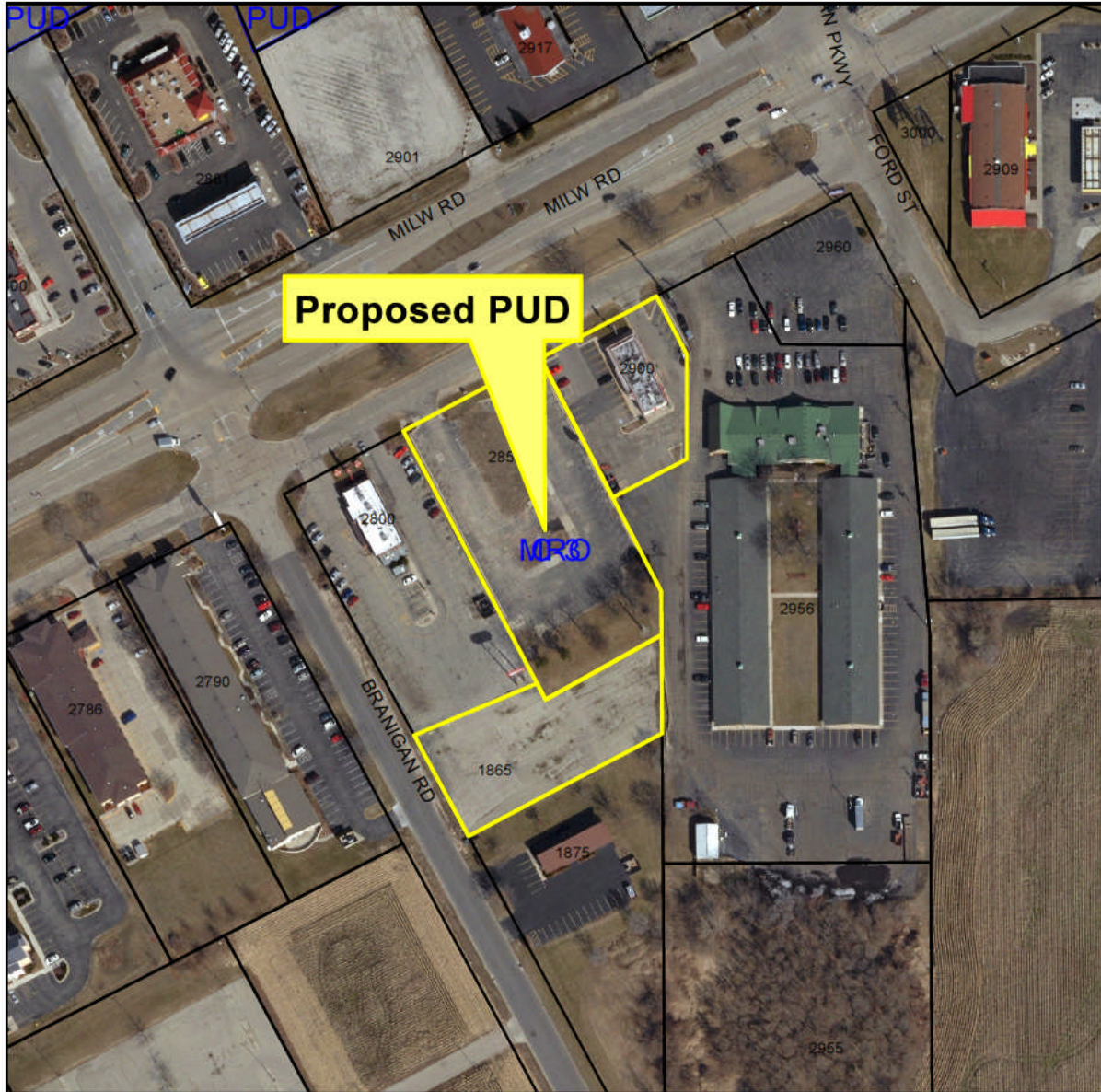
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Photos, PUD – Master Land Use Plan, Application, Public Notice, and Mailing List.

Location & Zoning Map

2850-2900 Milwaukee Rd & 1865 Branigan Rd

ZMA-2013-13



Legend

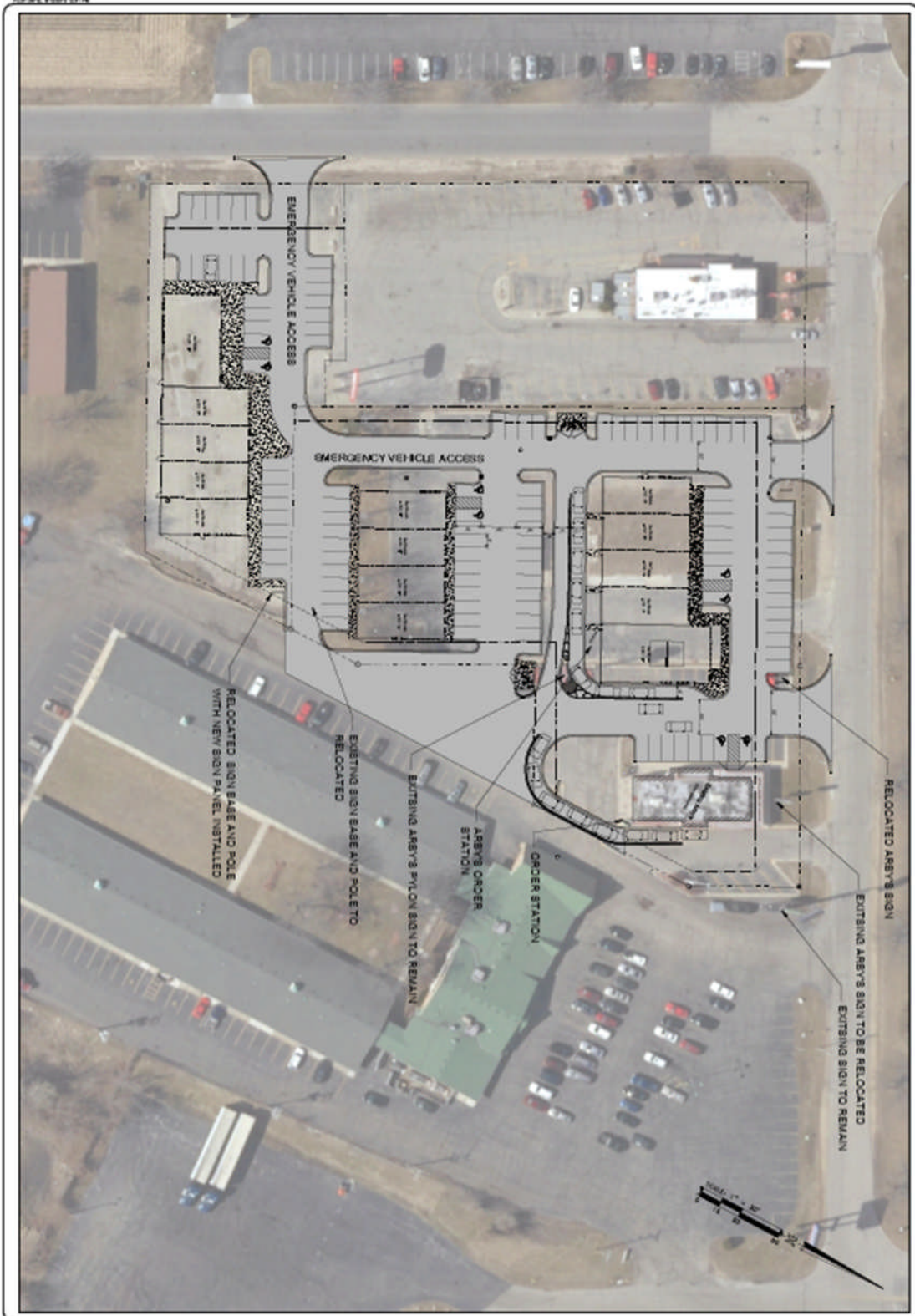
- COB Parcels
- Zoning District

Map prepared by: Drew Pennington
Date: September 2013
For: City of Beloit Planning & Building
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION







1 OF 1

CORPORATE CONTRACTORS, INC.
MILWAUKEE ROAD RETAIL CENTER
CITY OF BELLEVILLE
ROCK COUNTY, WISCONSIN

PLANNED UNIT
DEVELOPMENT EXHIBIT

WORK CONTINGENCIES, NOT TO BE DELETED BY SCALE AND POSITION OF THIS DRAWING

DESIGNED BY	SP	8/10/11
CHECKED BY	SP	8/10/11
APPROVED BY	SM	8/10/11
DATE	08/10/11	08/10/11

Batterman
engineers surveyors planners

2857 Parkside Drive
Belleville, Wisconsin 53811
608.365.4344
www.batterman.com



CITY of BELOIT

Planning & Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: PUD-2013-02

1. Address of subject property: 2900 MILWAUKEE RD; 2850 MILWAUKEE RD; 1865 BRANIGAN RD
2. Legal description: LOT 1 CSM VOL 14 PGS 133-135; LOT 1 CSM VOL 4 PGS 205-207;
LOT 2 CSM VOL 18 PGS 442-443

If necessary attach a copy of the complete legal description.

3. Area of parcel in square feet or acres: 0.5544 AC; 1.378 AC; 0.773 AC
4. Tax Parcel Number(s): 22910850; 22910805; 22910810
5. Owner of record: McBAIN ENTERPRISES, INC. Phone: 608-365-0699
2951 KENNEDY DR, BELOIT, WI 53511
(Address) (City) (State) (Zip)
6. Applicant's Name: COMMERCIAL PROPERTY GROUP
111 N. MAIN STREET, SUITE 270, JANESVILLE, WI 53545
(Address) (City) (State) (Zip)
608-554-2720 1608-751-5973 / JOELPATCH@CHARTER.NET
(Office Phone #) (Cell Phone #) (E-mail Address)

7. All existing use(s) on this property are: FAST FOOD RESTAURANT w/ DRIVE THRU,
VACANT LAND

8. The applicant requests review and approval of a PLANNED UNIT DEVELOPMENT /
Master Land Use Plan: in a(n) C-3 Zoning District.

9. A Preapplication Conference was held on: SEPTEMBER 12, 2013.

10. All the proposed use(s) for this property will be:

Principal use(s): FAST FOOD RESTAURANTS w/ DRIVE THRU FACILITIES,
+ OUTDOOR SEATING
Secondary use(s): RETAIL, OFFICE

11. State how the proposed development differs from the type of development that would

be permitted under the existing zoning regulations. THE PUD WOULD
ACCOMODATE RESTAURANT, OFFICE AND RETAL
TO BE BUILT ON THE SAME PARCEL ALONG
WITH DRIVE THRU FACILITIES

12. Describe how the proposed development provides greater benefits to the City of Beloit

than an otherwise permitted development. THE PUD WILL IMPROVE
THE APPEARANCE OF THE PROPERTIES WHILE
ENHANCING TRAFFIC + EMERGENCY VEHICLE FLOW AND
OVERALL CONNECTIVITY BETWEEN PARCELS

13. Project timetable: Start date: Nov 1, 2013 Completion date: APRIL 15, 2014

14. I/We) represent that I/we have a vested interest in this property in the following manner:

- () Owner
- () Leasehold, length of lease: _____
- () Contractual, nature of contract: OWNERS AGENT
- () Other, explain: _____

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/We also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

Joel W. Patch / JOEL W. PATCH / 9/13/13
(Signature of Owner) / (Print name) / (Date)
OWNER'S AGENT
(Signature of Applicant, if different) / (Print name) / (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Planning & Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$200.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff		
Filing fee: \$200.00	Amount paid: <u>200.00</u>	Meeting date: <u>10/9/13</u>
No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: <u>[Signature]</u>		Date: <u>9/13/13</u>

ROSEBUD PARTNERS LLC
CAPITAL CINEMAS

3100 DEER FIELD DR
JANESVILLE, WI 53546

ATTN: JASON UPADHYAY SHREE
RADHA MANGAL CORPORATION
2786 MILWAUKEE RD
BELOIT, WI 53511

SUN LODGING INC
2900 FORD ST
BELOIT, WI 53511

2933 MILWAUKEE ROAD
BELOIT LLC

230 OHIO ST STE 200
OSHKOSH, WI 54902

MCBAIN ENTERPRISES INC
2951 KENNEDY DR
BELOIT, WI 53511

DBA HOLIDAY INN EXPRESS
BELOIT EXPRESS INC
2790 MILWAUKEE RD
BELOIT, WI 53511

SHIRLEY M CARLSON
REVOCABLE TRUST
8829 S LATHERS RD
BELOIT, WI 53511

JOHN PATCH AMUSEMENT
BROKERS LTD

1875 BRANIGAN RD
BELOIT, WI 535113984

ARC CAFEUSA001 LLC
7621 LITTLE AVE STE 200
CHARLOTTE, NC 28226

MY THREE KIDS INC
2104 BELOIT AVE
JANESVILLE, WI 53546

NOTICE TO THE PUBLIC

September 26, 2013

To Whom It May Concern:

Commercial Property Group, on behalf of McBain Enterprises, Inc., has submitted applications for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan and Zoning Map Amendment for the properties located at:

2850, 2900 Milwaukee Road and 1865 Branigan.

This proposed PUD – Master Land Use Plan involves rezoning these lots to create a development that would include restaurants, office, and retail spaces. The subject property is currently zoned C-3, Community Commercial. If the requested PUD – Master Land Use Plan is approved, the subject property will be rezoned to PUD. A copy of the PUD - Master Land Use Plan is attached to this notice.

The following public hearings will be held regarding this proposed PUD - Master Land Use Plan and Zoning Map Amendment:

City Plan Commission: Wednesday, October 9, 2013, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, October 21, 2013, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

For additional information, please contact Stephanie Hummel in the Planning & Building Services Division at (608) 364-6708 or hummels@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF THE CITY OF БЕЛОIT**

The City Council of the City of Beloit, Rock County, Wisconsin do ordain as follows:

Section 1. The Zoning District Map of the City of Beloit, mentioned in the Zoning Code, Chapter 19 of the Code of General Ordinances of the City of Beloit, is amended as follows:

The following described land, also known as 2850 & 2900 Milwaukee Road and 1865 Branigan Road, is hereby changed from C-3, Community Commercial District to PUD, Planned Unit Development:

Lot 1 of CSM Volume 4 Pages 205-207, located in the City of Beloit, County of Rock, State of Wisconsin (also known as 2850 Milwaukee Road, parcel number 22910805). Said parcel contains 1.378 acres, more or less.

Lot 1 of CSM Volume 14 Pages 133-135, located in the City of Beloit, County of Rock, State of Wisconsin (also known as 2900 Milwaukee Road, parcel number 22910850). Said parcel contains .5544 acres, more or less.

Lot 2 of CSM Volume 18 Pages 442-443, located in the City of Beloit, County of Rock, State of Wisconsin (also known as 1865 Branigan Road, parcel number 22910810). Said parcel contains .773 acres, more or less.

Section 2. This Ordinance shall take effect and be in force upon its passage and publication.

Adopted this 21st day of October 2013.

City Council of the City of Beloit

Charles M. Haynes, Council President

Attest:

Rebecca Houseman LeMire, City Clerk

Published this ____ day of _____, 2013

Effective this ____ day of _____, 2013

01-611100-5231-_____

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Zoning Map Amendment Application for the properties located at 2850 & 2900 Milwaukee Road and 1865 Branigan Road

Date: October 21, 2013

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

Commercial Property Group, on behalf of McBain Enterprises, Inc., has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District to PUD, Planned Unit Development, for the properties located at 2850/2900 Milwaukee Road and 1865 Branigan Road.

Key Issues (maximum of 5):

- The applicant intends to market the subject properties for restaurants, office, and retail.
- The C-3 district is intended to accommodate community-oriented retail sales and service uses. The PUD district is a special purpose zoning district that permits greater flexibility of land planning and site design.
- The property located at 2850 Milwaukee Road is 1.378 acres. The property located at 2900 Milwaukee Road is .5544 acres. The property located at 1865 Branigan Road is .773 acres.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.
- The Plan Commission reviewed this item on October 9, 2013 and voted unanimously (4-0) to recommend approval of this Zoning Map Amendment.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Community Commercial uses. This proposed Zoning Map Amendment is consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Action required/Recommendation:

- City Council consideration and 1st and 2nd readings of the proposed Ordinance

Fiscal Note/Budget Impact: N/A

Attachments: Ordinance and Staff Report to the Plan Commission

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: October 9, 2013

Agenda Item: 8

File Number: ZMA-2013-13

Applicant: Commercial Property Group

Owner: McBain Enterprises, Inc.

Location: 2850, 2900 Milwaukee Road and 1865 Branigan Road

Current Zoning: C-3, Community Commercial District; MRO- Milwaukee Road Overlay

Existing Land Use: Fast Food and Vacant Land

Parcel Size:

2850: 1.3780 Acres

2900: .5544 Acres

1865: .7730 Acres

Total: 2.7054 ACres

Proposed Zoning: PUD, Planned Unit Development; MRO- Milwaukee Road Overlay

Request Overview/Background Information:

Commercial Property Group, on behalf of McBain Enterprises, Inc., has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District to PUD, Planned Unit Development, for the properties located at 2850, 2900 Milwaukee Road and 1865 Branigan Road.

Key Issues:

- The applicant intends to market the subject properties for restaurants, office, and retail.
- The C-3 district is intended to accommodate community-oriented retail sales and service uses. The PUD district is a special purpose zoning district that permits greater flexibility for land planning and site design.
- The property located at 2850 Milwaukee Road is 1.378 acres. The property located at 2900 Milwaukee Road is .5544 acres. The property located at 1865 Branigan Road is .773 acres.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.
- The Comprehensive Plan's Future Land Use Map recommends Community Commercial uses for the subject properties.
- The attached **Location & Zoning Map** shows the location of the subject properties and the zoning of the surrounding area. All surrounding properties are zoned C-3, Community Commercial with most land uses as either restaurant or hotel.
- Planning staff mailed the attached Public Notice to the owners of nearby properties. As of this writing, staff has not received any comments.
- **Findings of Fact** - Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:
 - a. *The existing use of property within the general area of the subject property;*
 - The subject properties are located in the center of a Community Commercial District. The uses for nearby properties include restaurants, hotels, retail, and office. The proposed uses are compatible with existing and planned uses within the general area.
 - b. *The zoning classification of property within the general area of the subject property;*
 - The subject properties are in the center of a C-3, Community Commercial District. The proposed PUD would retain underlying C-3 use regulations.
 - c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
 - The subject properties are suitable for the uses permitted in the C-3 district.
 - d. *The trend of development and zoning map amendments in the general area of the subject property.*
 - The Milwaukee Road area is fast-developing commercial area of the city. Recent developments include Qdoba Mexican Grill, US Cellular, and the Cancer Center.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan recommends Community Commercial uses. This proposed Zoning Map Amendment is consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels – N/A**
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
- **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
- **Meet the hierarchy of present and future human needs fairly and efficiently – N/A**

Staff Recommendation:

Based upon the above Findings of Fact and the City's Comprehensive Plan, the Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from C-3 Community Commercial District to PUD, Planned Unit Development, for the properties located at 2850, 2900 Milwaukee Road and 1865 Branigan Road.

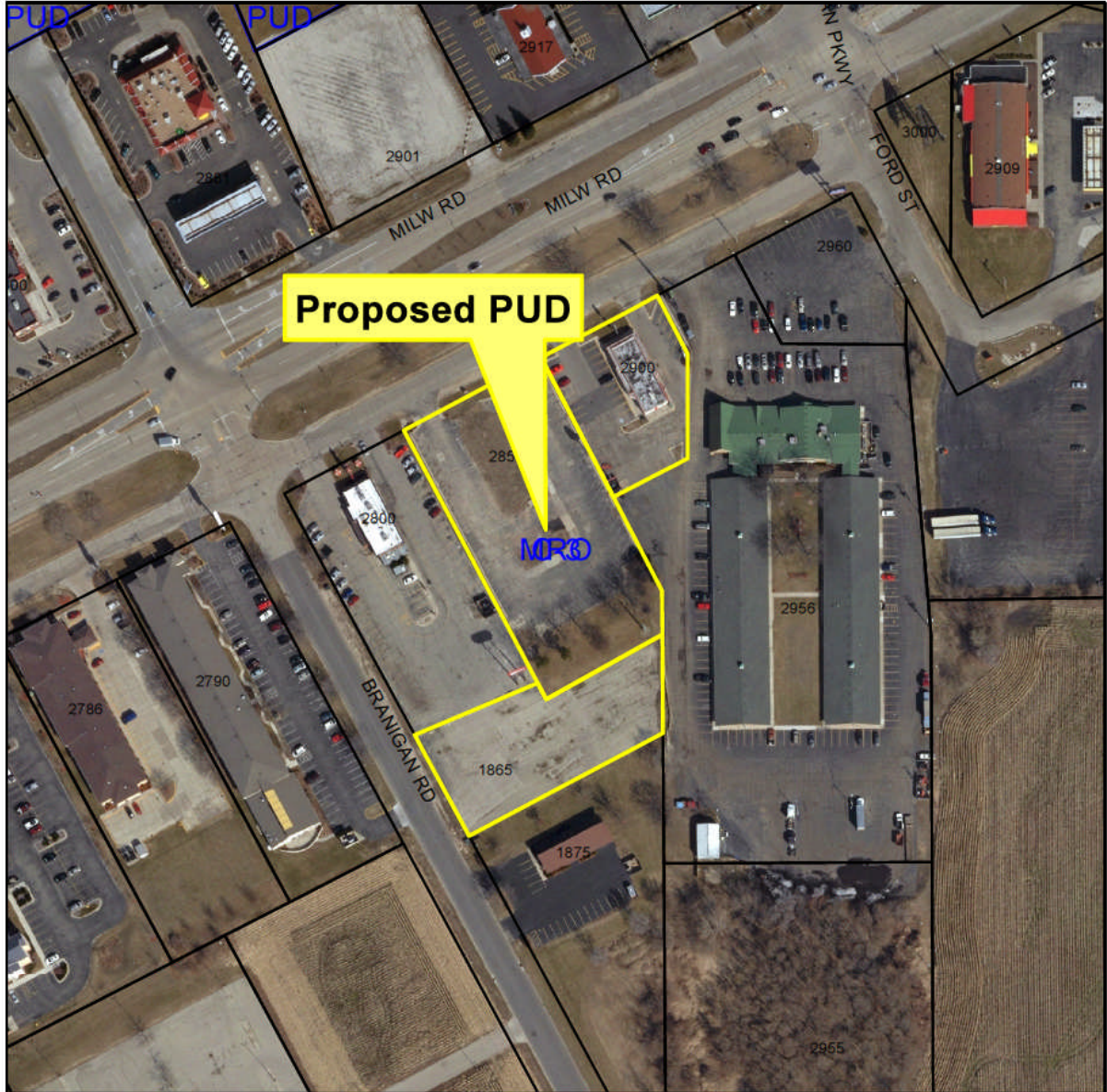
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Photos, Application, Public Notice, and Mailing List.

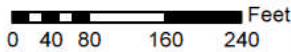
Location & Zoning Map

2850-2900 Milwaukee Rd & 1865 Branigan Rd

ZMA-2013-13



1 inch = 162 feet



Legend

- COB Parcels
- Zoning District

Map prepared by: Drew Pennington
Date: September 2013
For: City of Beloit Planning & Building
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION





10/02/2013 11:57

CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2013-13

1. Address of subject property: 2900 MILWAUKEE RD; 2850 MILWAUKEE RD; 1865 BRANKA W RD
LOT 1 CSM VOL 14 PGS 133-135; LOT 1 CSM VOL 4 PGS 205-207; LOT 2 CSM Vol 18 PGS 442-443
2. Legal description: Lot: 1 Block: 1 Subdivision: 1

(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: _____ feet by _____ feet = _____ square feet.

If more than two acres, give area in acres: 0.5544 Ac; 1.378 Ac; 0.773 Ac acres.

3. Tax Parcel Number(s): 22910850 ; 22910805 ; 22910810

4. Owner of record: McBAIN ENTERPRISES, INC. Phone: 608-365-0699

2951 KENNEDY DR, BELOIT, WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: COMMERCIAL PROPERTY GROUP

111 N. MAIN STREET, SUITE 270, JAMESVILLE, WI 53545
(Address) (City) (State) (Zip)

608-554-2720 1-608-751-5973 JOELPATCH@CHARTER.NET
(Office Phone #) (Cell Phone #) (E-mail Address)

6. **THE FOLLOWING ACTION IS REQUESTED:**

Change zoning district classification from: C-3 to: FUD

All existing uses on this property are: FAST FOOD RESTAURANT w/ DRIVE THRU,
VACANT LAND, VACANT LAND

7. All the proposed uses for this property are:

Principal use(s): FAST FOOD RESTAURANTS w/ DRIVE THRU
FACILITIES AND OUTDOOR SEATING

Secondary use(s): RETAIL, OFFICE

Accessory use(s): _____

8. I/we represent that I/we have a vested interest in this property in the following manner:
 Owner
 Leasehold, Length of lease: _____
 Contractual, Nature of contract: OWNERS AGENT
 Other, explain: _____

9. Individual(s) responsible for compliance with conditions (if any), if request is granted:
 Name(s): JOEL PATCH Phone: 608-554-2720
111 N. MAIN STREET, SUITE 270, JANESVILLE, WI 53545
(Address) (City) (State) (Zip)

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

I/we, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/we represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/we also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

Joel W. Patch | JOEL W. PATCH | 9/13/13
(Signature of Owner) (Print name) (Date)
OWNER'S AGENT | | |
(Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff		
Filing Fee: \$275.00	Amount Paid: <u>\$275.00</u>	Meeting Date: _____
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>[Signature]</u>	Date: <u>9/13/13</u>	
Date Notice Published: _____	Date Notice Mailed: _____	

ROSEBUD PARTNERS LLC
CAPITAL CINEMAS
3100 DEER FIELD DR
JANESVILLE, WI 53546

ATTN: JASON UPADHYAY SHREE
RADHA MANGAL CORPORATION
2786 MILWAUKEE RD
BELOIT, WI 53511

SUN LODGING INC
2900 FORD ST
BELOIT, WI 53511

2933 MILWAUKEE ROAD
BELOIT LLC
230 OHIO ST STE 200
OSHKOSH, WI 54902

MCBAIN ENTERPRISES INC
2951 KENNEDY DR
BELOIT, WI 53511

DBA HOLIDAY INN EXPRESS
BELOIT EXPRESS INC
2790 MILWAUKEE RD
BELOIT, WI 53511

SHIRLEY M CARLSON
REVOCABLE TRUST
8829 S LATHERS RD
BELOIT, WI 53511

JOHN PATCH AMUSEMENT
BROKERS LTD
1875 BRANIGAN RD
BELOIT, WI 535113984

ARC CAFEUSA001 LLC
7621 LITTLE AVE STE 200
CHARLOTTE, NC 28226

MY THREE KIDS INC
2104 BELOIT AVE
JANESVILLE, WI 53546

NOTICE TO THE PUBLIC

September 26, 2013

To Whom It May Concern:

Commercial Property Group, on behalf of McBain Enterprises, Inc., has submitted applications for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan in a C-3, Community Commercial District and a Zoning Map Amendment to rezone to PUD for the properties located at:

2850, 2900 Milwaukee Road, 1865 Branigan Road

This proposed PUD – Master Land Use Plan involves rezoning these lots to create a development that would include restaurants, office, and retail spaces. The subject property is currently zoned C-3, Community Commercial. If the requested PUD – Master Land Use Plan is approved, the will be rezoned to PUD. A copy of the PUD - Master Land Use Plan is attached to this notice.

The following public hearings will be held regarding this proposed PUD - Master Land Use Plan and Zoning Map Amendment:

City Plan Commission: Wednesday, October 9, 2013, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, October 21, 2013, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

For additional information, please contact Stephanie Hummel in the Planning & Building Services Division at (608) 364-6708 or hummel@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

RESOLUTION
AUTHORIZING A CONDITIONAL USE PERMIT TO ALLOW VEHICLE REPAIR IN
THE CBD-2, CENTRAL BUSINESS DISTRICT – FRINGE,
FOR THE PROPERTY LOCATED AT 856 FOURTH STREET

WHEREAS, the application of Jon Thompson of Butitta Bros. Automotive Services for a Conditional Use Permit to allow vehicle repair in the CBD-2, Central Business District – Fringe, for the property located at 856 Fourth Street, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

NOW, THEREFORE, BE IT RESOLVED THAT, the City Council of the City of Beloit, Rock County, Wisconsin does hereby grant a Conditional Use Permit to allow vehicle repair in the CBD-2, Central Business District – Fringe, for the property located at 856 Fourth Street in the City of Beloit, for the following described premises:

Lots 9 & 10 and East 60 feet of Lots 11 & 12, Block 10 of Hanchett & Lawrence’s Addition, subject to Permanent Limited Easement granted to City of Beloit, recorded as Document No. 1284140 on January 31, 1996, all situated in the City of Beloit, County of Rock, State of Wisconsin (a/k/a 856 Fourth Street). Said parcel contains 0.57 acre, more or less.

As a condition of granting the Conditional Use Permit, the City Council does hereby stipulate the following conditions and restrictions upon the Conditional Use, which are hereby deemed necessary for the public interest:

1. This Conditional Use Permit authorizes vehicle repair within the existing building, but vehicle repair may not occur outside of the building.
2. Junk vehicles (as defined in Chapter 7) shall not be stored outside.
3. Vehicles may not be sold on site unless the applicant obtains an auto dealer’s license from the State of Wisconsin.
4. All trash & recycling containers shall be enclosed in accordance with the Architectural Review Code.
5. The applicant shall stripe the lot in accordance with Section 8-113 of the Zoning Ordinance by November 15, 2013.
6. The applicant shall install landscape strips (as defined & specified in Chapter 34) along the perimeter of the asphalt parking lot facing Portland Avenue and Fourth Street by ~~November 15, 2013~~ **June 1, 2014 and submit a Landscape Plan by December 31, 2013.**
7. All Vic Hansen’s signs shall be removed from the building and site by November 15, 2013.
8. All fuel tanks shall comply with SPS 310 and all tire storage shall comply with Chapters 33 & 34.8 of NFPA 1.

9. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.
10. **No fences taller than four (4) feet shall be allowed on the subject property.**

Adopted this 21st day of October 2013.

BELOIT CITY COUNCIL

Charles M. Haynes, Council President

ATTEST:

Rebecca Houseman LeMire, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Conditional Use Permit Application for the property located at 856 Fourth Street

Date: October 21, 2013

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

Jon Thompson of Butitta Bros. Automotive Services has filed an application for a Conditional Use Permit to allow vehicle repair in the CBD-2, Central Business District – Fringe, for the property located at 856 Fourth Street.

Key Issues (maximum of 5):

- This property is the former Vic Hansen's dealership, and has been vacant since that business closed in 2011. The applicant recently purchased the subject property and intends to operate a full-scale repair shop, with tire sales as an accessory use. Vehicle repair is a conditional use in the CBD-2 district.
 - The subject property includes one driveway on Portland Avenue and one driveway on Fourth Street. The subject property includes a 6,228 square-foot building that was constructed in 1956 and a detached shed. The building includes one overhead door on the west side, along with extensive Vic Hansen's signage to be removed.
 - The surface parking lot extends to the northern and eastern property lines, and looks bare and outdated when compared to the landscaped sites to the north (Tilley's) and east (Advance). The Plan Commission is recommending a condition of approval that will require landscape strips along the northern and eastern perimeter, which will improve the appearance of this highly visible parking area.
 - Due its prior use, the surface parking area is not striped. Plan Commission is recommending a condition of approval that will require the applicant to stripe the parking stalls & accessible aisles in accordance with the Zoning Ordinance.
 - The Plan Commission reviewed this item on October 9, 2013 and voted unanimously (4-0) to recommend approval of the Conditional Use Permit, subject to 10 conditions of approval. Conditions amended & added by the Plan Commission are shown in redline format on the attached Resolution.
-

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

- Consideration of this request supports Strategic Goal #5.
-

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels – N/A**
 - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
 - **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
 - **Meet the hierarchy of present and future human needs fairly and efficiently – N/A**
-

Action required/Recommendation:

- City Council consideration and action on the proposed Resolution
-

Fiscal Note/Budget Impact: N/A

Attachments: Resolution and Staff Report to the Plan Commission

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: October 9, 2013

Agenda Item: 5

File Number: CU-2013-17

Applicant: Butitta Bros. Auto Services

Owner: JLT LLC

Location: 856 Fourth Street

Existing Zoning: CBD-2, Central Business District – Fringe

Existing Land Use: Vacant Building

Total Area: 0.57 Acre

Request Overview/Background Information:

Jon Thompson of Butitta Bros. Automotive Services has filed an application for a Conditional Use Permit to allow vehicle repair in the CBD-2, Central Business District – Fringe, for the property located at 856 Fourth Street.

Key Issues:

- This property is the former Vic Hansen's dealership, and has been vacant since that business closed in 2011.
- The applicant recently purchased the subject property and intends to operate a full-scale repair shop, with tire sales as an accessory use. Vehicle repair is a conditional use in the CBD-2 district.
- The attached **Location & Zoning Map** shows the location of the subject property and the underlying zoning of the surrounding area. The adjacent zoning and land uses are as follows:
 - North: C-3, Community Commercial District; Commercial (Restaurant)
 - South: CBD-2, Central Business District – Fringe; Commercial (Retail Sales)
 - East: CBD-2, Central Business District – Fringe; Commercial (Retail Sales)
 - West: CBD-2, Central Business District – Fringe; Commercial (Tavern)
- The subject property includes one driveway on Portland Avenue and one driveway on Fourth Street.
- The subject property includes a 6,228 square-foot building that was constructed in 1956 and a detached shed. The building includes one overhead door on the west side, along with extensive Vic Hansen's signage to be removed.
- The surface parking lot extends to the northern and eastern property lines, and looks bare and outdated when compared to the landscaped sites to the north (Tilley's) and east (Advance). Planning staff is recommending a condition of approval that will require landscape strips along the northern and eastern perimeter, which will improve the appearance of this highly visible parking area.
- Due its prior use, the surface parking area is not striped. Planning staff is recommending a condition of approval that will require the applicant to stripe the parking stalls & accessible aisles in accordance with the Zoning Ordinance.
- According to Section 8-103 of the Zoning Ordinance, the subject property must include 4 off-street parking stalls per service bay and 2 off-street parking stalls per employee. The subject property meets these requirements.
- The Fire Department has reviewed this request and has recommended conditions dealing with tanks and tires.
- The City's other Review Agents have reviewed this application and have not submitted any comments or concerns.
- The attached Public Notice was sent to six nearby property owners. Staff has not received any comments or concerns.
- **Findings of Fact**

Based on Section 2-504 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

- a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
 - Subject to certain conditions of approval, the proposed conditional use will not be detrimental to or endanger public health, safety, or welfare.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
 - The proposed use is compatible with the auto-oriented sites and products/services along the Fourth Street corridor.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - The occupancy and improvement of the subject property is expected to have a positive impact upon property values in the area.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - The establishment of the conditional use will not impede nearby development, so long as the site is repaired/upgraded as recommended by staff.

- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
 - This is an existing, developed site. However, Planning staff will review all exterior alterations during the Architectural Review process to ensure compatibility with the neighborhood.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
 - Adequate facilities and infrastructure are available to serve the conditional use.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The existing street network is capable of handling any additional traffic generated by the conditional use.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
 - The conditional use will comply with all other applicable regulations of the Zoning Ordinance.

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Planned Mixed Use for the subject property, which is intended to guide the future redevelopment of this corridor. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a Conditional Use Permit to allow vehicle repair in the CBD-2, Central Business District – Fringe, for the property located at 856 Fourth Street, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes vehicle repair within the existing building, but vehicle repair may not occur outside of the building.
2. Junk vehicles (as defined in Chapter 7) shall not be stored outside.
3. Vehicles may not be sold on site unless the applicant obtains an auto dealer's license from the State of Wisconsin.
4. All trash & recycling containers shall be enclosed in accordance with the Architectural Review Code.
5. The applicant shall stripe the lot in accordance with Section 8-113 of the Zoning Ordinance by November 15, 2013.
6. The applicant shall install landscape strips (as defined & specified in Chapter 34) along the perimeter of the asphalt parking lot facing Portland Avenue and Fourth Street by November 15, 2013.
7. All Vic Hansen's signs shall be removed from the building and site by November 15, 2013.
8. All fuel tanks shall comply with SPS 310 and all tire storage shall comply with Chapters 33 & 34.8 of NFPA 1.
9. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Photos, Application, Site Sketch, Public Notice, and Mailing List.

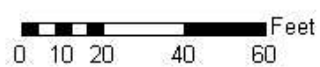
Location & Zoning Map

856 Fourth Street

CU-2013-17



1 inch = 42 feet



Legend

- COB Parcels
- Zoning District

Map prepared by: Drew Pennington
Date: September 2013
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION



CITY of BELOIT

Planning and Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

Conditional Use Permit Application

(Please Type or Print)

File Number: CU-2013-17

1. Address of subject property: 856 FOURTH STREET BELOIT WI.

2. Legal description: PARCEL NO. 13520610

If property has not been subdivided, attach a copy of the complete legal description from deed.

Property dimensions are: _____ feet by _____ feet = _____ square feet.

If more than two acres, give area in acres: _____ acres.

3. Tax Parcel Number(s): ~~206~~-13520610

4. Owner of record: JLT LLC Phone: 815-218-1341

2233 CHARLES ST. ROCKFORD IL. 61104
(Address) (City) (State) (Zip)

5. Applicant's Name: JON THOMPSON / BUTITTA BROS. AUTOMOTIVE SERVICES

2233 CHARLES ST. ROCKFORD IL 61104
(Address) (City) (State) (Zip)

815-394-0444 / 815-218-1341 / JTHOMPSON@BUTITTA.COM
(Office Phone #) (Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: _____

7. **THE FOLLOWING ACTION IS REQUESTED:**

A Conditional Use Permit for: AUTOMOTIVE MECHANICAL REPAIR
in a(n) CID-2 DP Zoning District.

8. All the proposed use(s) for this property will be:

Principal use: AUTOMOTIVE MECHANICAL REPAIR

Secondary use: TIRE SALES

Accessory use: _____

9. Project timetable: Start date: 9-10-13 Completion date: _____

10. I/We represent that I/we have a vested interest in this property in the following manner:

- Owner
- Leasehold, length of lease: _____
- Contractual, nature of contract: _____
- Other, explain: _____

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/We also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

Jon Thompson / JON THOMPSON / 9-10-13
 (Signature of Owner) (Print name) (Date)

_____/_____/_____
 (Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application, and all accompanying documents, to the Planning and Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

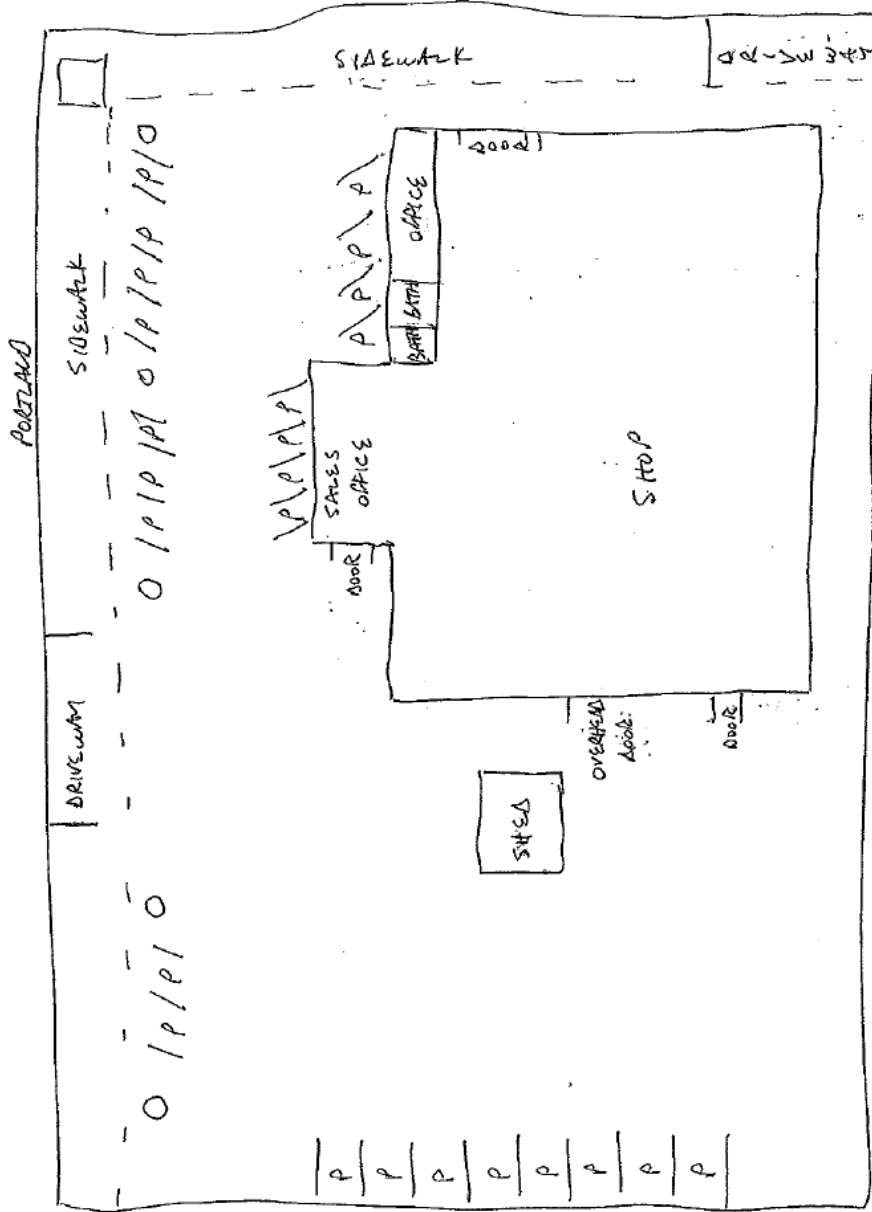
This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff	
Filing fee: \$275.00	Amount paid: <u>\$275.⁰⁰</u> Meeting date: <u>Oct. 9, 2013</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>Drew Pennington</u>	Date: <u>9/13/13</u>

DIVISION DES. AUTOMOBILE
856 4th ST.

N

4th ST.



- O = LIGHT POLE
- = TRAFFIC LIGHT
- P = PARKING

PENNINGS TOWN & CITY BELT. W.L.V.



City of
BELOIT, Wisconsin
Division of Planning and Building Services

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

www.ci.beloit.wi.us

Equal Opportunity Employer

NOTICE TO THE PUBLIC

September 18, 2013

To Whom It May Concern:

Jon Thompson of Butitta Bros. Automotive Services has filed an application for a Conditional Use Permit to allow vehicle repair in the CBD-2, Central Business District – Fringe, for the property located at:

856 Fourth Street.

This property is the former Vic Hansen's dealership, and has been vacant since that business closed several years ago. The applicant recently purchased the subject property and intends to operate a full-scale repair shop, with tire sales as an accessory use.

The following public hearings will be held regarding this proposed Conditional Use Permit:

City Plan Commission: Wednesday, October 9, 2013, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, October 21, 2013, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

For additional information, please contact Drew Pennington in the Planning & Building Services Division at (608) 364-6711 or penningtond@ci.beloit.wi.us. Comments will be accepted via telephone, email, and U.S. Mail.

CU-2013-17, Vehicle Repair, 856 Fourth Street

CHARLES MUELLER
3542 BEE LN
BELOIT, WI 53511

THOMAS HOFFMAN ET AL
TODD MACOMBER
863 FIFTH ST
BELOIT, WI 535115255
TILLEY CORPORATION
900 FOURTH ST
BELOIT, WI 53511

DBA FAMILY DOLLAR BELOIT
SHOP CENTER INC
P O BOX 25610
SCOTTSDALE, AZ 852550110

JLT LLC
605 18TH ST
ROCKFORD, IL 61104

HI PROPERTY1 LLC
P O BOX 6614
LONGMONT, CO 80504

VINCENT G & DELORES O
STANKEWITZ REVOCABLE TR
2360 S MADISON RD
BELOIT, WI 53511

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Public Hearing on the 2014 HOME Investment Partnerships Proposed Budget

Date: October 21, 2013

Presenter(s): Julie Christensen

Department: Community Development Authority

Overview/Background Information:

In July 2001, the City of Beloit, Rock County and City of Janesville formed the Rock County HOME Consortium. This allows us to receive HOME funds directly from the Department of Housing and Urban Development (HUD) similar to CDBG. We are required to hold a public hearing to seek community input on the proposed use(s) of the HOME funds awarded to the City.

Key Issues (maximum of 5):

1. According to HOME Investment Partnership Program guidelines, 15 percent of the HOME funds must be allocated to a Community Housing Development Organization (CHDO). In this HOME agreement, it was determined that this 15 percent would be allocated to a CHDO in Beloit. This agreement also established that the City of Beloit would receive 19 percent of the Consortium dollars awarded.
2. For 2014, we are estimating that the Consortium will receive \$404,922. Based on that budget, the City of Beloit's share would be \$76,935, and the CHDO share would be \$60,738.
3. On September 25, 2013, the Community Development Authority (CDA) recommended that the City's dollars be used to fund the City's Housing Rehabilitation Revolving Loan Fund for both owner-occupied and renter-occupied properties. At this time, the CDA is recommending that the CHDO dollars be used for acquisition-rehabilitation projects by either NHS or CAI. We will formally program those dollars in 2014.

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

- Consideration of this request supports Strategic Goal #4.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels** – Not applicable
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – Not Applicable
- **Reduce dependence on activities that harm life sustaining eco-systems** – Not Applicable

- **Meet the hierarchy of present and future human needs fairly and efficiently** – The CDA has proposed funding projects which meet the present and future housing needs of our community.

Action required/Recommendation:

No Action – Hold Public Hearing Only

Fiscal Note/Budget Impact:

This action does not have any impact on the City's operating budget. The entire program is funded with HOME and CDBG funds.

Attachments:

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Public Hearing on the 2014 Community Development Block Grant (CDBG) Proposed Budget and Annual Action Plan

Date: October 21, 2013

Presenter(s): Julie Christensen

Department: Community Development Authority

Overview/Background Information:

To maintain its eligibility for CDBG funding, each year, the City must submit an Annual Action Plan and CDBG budget. Both plans include specific objectives for housing, homelessness, public housing, and community development. The Plan also includes information on the CDBG process, affordable housing, and special needs populations.

Key Issues (maximum of 5):

1. The Annual Plan submitted to HUD must include how the City intends to allocate its CDBG funds. The process for preparing the CDBG budget includes the following steps: applications are available to agencies interested in applying for the CDBG funds; each applicant is required to present its application to the Community Development Authority (CDA); the CDA makes its recommendation to the City Council on how the CDBG funds should be allocated; a public hearing is held by the City Council; and adoption of the CDBG budget.
 2. All recommended projects are consistent with the 2010-2014 Consolidated Plan and Annual Action Plan. The proposed budget is attached to this report.
 3. All recommended projects are eligible CDBG activities and meet one of the three national objectives.
 4. All projects will be incorporated into the 2014 Annual Action Plan which is submitted to HUD.
 5. A notice was published in the Beloit Daily News and Stateline News announcing the beginning of the 30-day review period and the date of the public hearing. No comments from the public have been submitted to the Community Development Department at this time.
-

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

- Consideration of this request supports Strategic Goal #4.
-

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels** – Not applicable
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – Not Applicable

- **Reduce dependence on activities that harm life sustaining eco-systems** – Not Applicable
- **Meet the hierarchy of present and future human needs fairly and efficiently** – The CDA has proposed funding projects which meet the present and future needs of our low and moderate income population.

Action required/Recommendation:

No Action – Hold Public Hearing Only

Fiscal Note/Budget Impact:

Not Applicable

Attachments:

Proposed 2014 CDBG budget, Public Hearing Notice, and Annual Action Plan

2014 Community Development Block Grant Budget Spreadsheet

	2013 Award	2014 Request	2014 Staff Recommendation	2014 CDA Recommendation
Public Service: 15% cap =	\$129,300			
1 Community Action - Fatherhood Initiative and Skills Enhancement	\$ 19,702	\$ 60,000	\$ 21,500	\$ 21,500
2 Family Services - The Key: Transitional Living Program	\$ 6,896	\$ -	\$ -	\$ -
3 Family Services - Beloit Domestic Violence Center: Emergency Housing	\$ 6,896	\$ 12,000	\$ 12,000	\$ 12,000
4 Family Services - Home Companion Registry for Senior Personal Care	\$ 14,692	\$ 15,000	\$ 15,000	\$ 15,000
5 Family Services - Homelessness Prevention and Rapid Rehousing Project	\$ 9,935	\$ -	\$ -	\$ -
6 Hands of Faith - Emergency Shelter for Homeless Families	\$ 7,388	\$ 9,500	\$ 9,500	\$ 9,500
7 Merrill Community Center - Youth and Senior Programs	\$ 19,702	\$ 30,000	\$ 21,500	\$ 21,500
8 NHS - Homeownership: The Solution to Eliminating Blight in the City of Beloit	\$ 19,007	\$ 42,000	\$ 21,500	\$ 21,500
9 Salvation Army: After School Programming	\$ -	\$ 10,400	\$ -	\$ -
10 Stateline Literacy Council - Hispanic Outreach for Comprehensive Literacy	\$ 19,702	\$ 25,000	\$ 21,500	\$ 21,500
11 Voluntary Action Center - Beloit Senior Chore Service	\$ 6,896	\$ 6,812	\$ 6,800	\$ 6,800
Total Public Services	\$ 130,816	\$ 210,712	\$ 129,300	\$ 129,300
Planning and Program Administration: 20% cap =	\$133,600			
12 Fair Housing Activities	\$ 15,000	\$ 15,000	\$ 5,000	\$ 5,000
13 Program Administration (No Application Needed)	\$ 118,247	\$ 130,000	\$ 125,000	\$ 125,000
Total Planning and Program Administration	\$ 133,247	\$ 145,000	\$ 130,000	\$ 130,000
Code Enforcement				
14 Community Development Dept. - Code Enforcement / Inspection Program	\$ 110,900	\$ 185,845	\$ 115,000	\$ 115,000
Total Code Enforcement	\$ 110,900	\$ 185,845	\$ 115,000	\$ 115,000
Housing Rehabilitation				
15 Community Development Dept. - Housing Rehabilitation Revolving Loan Program	\$ 177,950	\$ 163,978	\$ 125,700	\$ 125,700
Total Housing Rehabilitation	\$ 177,950	\$ 163,978	\$ 125,700	\$ 125,700
Economic Development				
16 Economic Development - Commercial and Industrial Revolving Loan Fund	\$ -	\$ -	\$ -	\$ -
Total Economic Development	\$ -	\$ -	\$ -	\$ -
GRAND TOTAL	\$ 552,913	\$ 705,535	\$ 500,000	\$ 500,000
CDBG Funds Available	\$ 552,913	\$ 500,000	\$ 500,000	\$ 500,000
Surplus/Deficit	\$ -	\$ (205,535)	\$ -	\$ -

				\$ -
Estimated Program Income	2013 Estimated Program Income	2013 Actual Program Income	2014 Projected Program Income	2014 Projected Program Income
17 Economic Development Revolving Loan Fund	\$63,000	\$ 230,000	\$ 39,000	\$ 39,000
18 Code Enforcement	\$74,100	\$ 60,000	\$ 60,000	\$ 60,000
19 Housing Rehabilitation Revolving Loan Fund	\$50,000	\$ 60,000	\$ 63,000	\$ 63,000
20 Neighborhood Housing Services	\$8,000	\$ 12,000	\$ 6,000	\$ 6,000
Total Estimated Program Income	\$195,100	\$ 362,000	\$ 168,000	\$ 168,000
Total CDBG Budget	\$837,765		\$ 668,000	\$ 668,000

Pub Service Cap = (2014 Grant + 2013 PI) x 15%	129,300
Planning Cap = (2014 Grant + 2014 PI) x 20%	133,600



Fifth Program Year 2014 Action Plan

The CPMP 2014 Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. As of May 2006, the Executive Summary narratives are required.

Narrative Responses

GENERAL

GRANTEE: City of Beloit

CON PLAN PERIOD: 2010 to 2014

Executive Summary (92.220(b))

1. **The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.**

PY 2014 Action Plan Executive Summary:

Specific Housing Objectives

- Develop a variety of housing alternatives in order to satisfy a wider range of housing needs.
- Use the existing programs and resources to improve Beloit's older housing stock.
- Promote the conversion of rental to owner-occupied housing in neighborhoods with unusually high percentages of rental properties.
- Promote homeownership as an alternative to renting for qualified households.
- Support programs that enable homeowners to retain their homes, including foreclosure prevention programs.
- Support programs that enable elderly and disabled families to sustain and maintain homes.
- Support neighborhood revitalization efforts.

Evaluation of Past Performance

- The City of Beloit provided housing rehabilitation loans to low to moderate income homeowners and landlords renting to low to moderate income tenants. This program generates income and consequently continues to be available each year.
- The City of Beloit supported Neighborhood Housing Services' Foreclosure Prevention Program, which helps people stay in their homes.
- The City of Beloit supported the Senior Chore Service program and the Home Companion Registry which helps the elderly and disabled live independently in their homes.

Public Housing Strategies

- The BHA will work with Neighborhood Housing Services (NHS) to provide homeownership opportunities for its clients.
- The BHA will work with community partners to provide volunteer opportunities for BHA residents and applicants, which exposes the extremely low-income, low-income and moderate-income households to opportunities to increase their job training skills, people skills and self-esteem.
- The BHA will conduct strategic planning to address immediate capital needs with HUD's Capital Funds Program grant money. The BHA may have the opportunity to use other resources such as CDBG funds, HOPE VI funds, and WHEDA funds for longer-term projects such as the tax credit project now underway.
- The BHA will encourage extremely low-income, low-income and moderate-income families to utilize the least resistive housing opportunities available to them. They have a choice of programs that include public housing, Section 8 rental assistance, Section 8 homeownership and Family Self-Sufficiency.

Evaluation of Past Performance

- The Beloit Housing Authority has partnered with NHS over the past several years to provide training and education opportunities for its Family Self-Sufficiency and Homeownership Voucher program participants.
- The Beloit Housing Authority contracted with Voluntary Action Center to provide volunteer opportunities for its public housing residents.

Specific Homeless Strategies

- The City will continue to support and strengthen the limited resources of agencies that provide services and facilities for homeless persons in the City of Beloit.
- The City will continue to support Family Services Association and Community Action, Inc. and their transitional housing programs.

- The City will continue to support non-profits such as NHS and Family Services Association that provide programs to prevent foreclosures such as credit counseling and foreclosure prevention grants.
- The City will support programs that provide a comprehensive strategy to address clients' needs including case management, supportive housing, and client advocacy.

Evaluation of Past Performance

- The City of Beloit continued to provide CDBG funding to homeless programs and services that meet critical needs.

Action Plan Required Elements:

Geographic Distribution/Allocation Priorities:

1. **Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year.**

*Please note that maps or other attachments may be included as additional files within the CPMP Tool.

PY 2014 Action Plan Geographic Distribution/Allocation response:

CDBG programming will be provided City-wide, with priority given to areas with minority or low-income concentrations. Minority concentrations are census tracts in which the total percentage of minority households is higher than would be expected based upon average racial distributions. Census tracts 16, 17, 18 and 23 are classified as areas of minority concentration.

The 2005-2009 American Community Survey data shows low-income census tracts in the City of Beloit as 15, 16, 17, 18, and 21. All of these census tracts also have high concentrations of very-low income households. Roughly 26% of households in the City of Beloit are living at incomes at or below 30% of the County Median Income. However, the City will not be dedicating a set percentage of funds to any minority or low-income area.

2. **Describe the reasons for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.**

PY 2014 Action Plan Geographic Distribution/Allocation response:

Priority is given to those serving minority or low-income populations. The City also attempts to fund activities each year in the City's targeted neighborhoods, which include the Near Westside, Merrill and Shore Drive neighborhoods. The relative priority of needs was determined based on public comment received over the past five years. The City will not be dedicating a set amount of funds to any geographic area of the City. The majority of the programs funded are provided on a City-wide basis.

3. **Describe actions that will take place during the next year to address obstacles to meeting underserved needs.**

PY 2014 Action Plan Geographic Distribution/Allocation response:

One of the key obstacles to meeting the underserved needs in Beloit is lack of adequate funding or other non-financial resources to adequately address a particular problem. Insufficient funding precludes the City from appropriately addressing every worthy project and often includes allocating funding at less than an optimal amount. The City does not fund programs which duplicate the work of other programs.

Non-financial resource limitations include insufficient numbers of trained volunteers or staff to provide expertise and support for programs and language barriers. The City will also partner with the non-profits and others to consolidate resources. The City is part of the Rock County Homeless Intervention Task Force which works to consolidate resources, financial and non-financial, to meet the needs of all of Rock County.

Sources of Funds:

- 4. Identify the federal, state, and local resources the jurisdiction expects to receive to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan. (92.220(c)(1))**

PY 2014 Action Plan Sources of Funds response:

\$500,000 in Community Development Block Grant, \$137,673 in HOME Investment Partnerships program funds, approximately \$400,000 in Low Income Public Housing Operating Subsidy, \$3,135,000 in Housing Choice Voucher Housing Assistance Payment Subsidy, \$340,000 in Housing Choice Voucher Administrative Subsidy, and \$165,000 in Capital Fund Program dollars are expected to be available in 2014.

- 5. If you plan to dedicate funds within a local targeted area, provide the boundaries of the targeted area and an estimate of the percentage of funds you plan to dedicate to target area(s). (91.220(f))**

PY 2014 Action Plan Sources of Funds response:

We do not intend to dedicate funds within a local targeted area in 2014.

- 6. If your plan includes a Neighborhood Revitalization Strategy Area or Areas, please identify the census tracts for each NRSA and an estimate of the percentage of funds you plan to dedicate to the NRSA(s).**

PY 2014 Action Plan Sources of Funds response:

Our plan does not include a Neighborhood Revitalization Strategy Area.

- 7. Explain how federal funds will leverage resources from private and non-federal public sources.**

PY 2014 Action Plan Sources of Funds response:

The Community Development Block Grant funds used by local agencies are only a small portion of their overall budgets. However, these funds allow them to leverage other local dollars, including United Way funds, and other state, federal and private funds.

8. Provide a description of how matching requirements of HUD’s programs will be satisfied.

PY 2014 Action Plan Sources of Funds response:

There are no matching requirements for Community Development Block Grant Program. Janesville is the PJ for our HOME dollars, so the match requirements for the HOME program will be reflected in its Annual Action Plan. We do not receive any other federal funds with match requirements.

9. If the jurisdiction deems it appropriate, indicate publicly owned land or property located within the jurisdiction that may be used to carry out the plan.

PY 2014 Action Plan Sources of Funds response:

There is no publicly owned land or property which will be used to carry out the plan.

Managing the Process

10. Identify the significant aspects of the process, by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

PY 2014 Action Plan Managing the Process response:

Preparation of the Consolidated Plan included meeting with a steering committee (the Consolidated Planning Committee) which included members of the following organizations:

Beloit Youth Place	Merrill Community Center
Caritas	Neighborhood Housing Services
Community Action, Inc.	Stateline Literacy Council
Habitat for Humanity	Stateline United Way
Homeless Intervention Task Force	Voluntary Action Center
Home Companion Registry	

The Committee met three times over a 10 week period to discuss informational needs, develop formal strategies, and discuss public meetings. The City also held public hearings and hosted public meetings.

For the Annual Plan, a public hearing was held on July 18 to solicit citizen input on community development, housing, public housing and homeless needs in the City of Beloit. A notice was published in the newspaper and a notice was mailed to the City’s CDBG mailing list which includes service providers, citizens, neighborhood representatives, and business advocates. No one spoke at the public hearing.

- 11. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.**

PY 2014 Action Plan Managing the Process response:

The City is an active participant on several committees and boards including Neighborhood Housing Services of Beloit, African American Infant Mortality Coalition, Homeless Education Action Team, and the Homeless Intervention Task Force. Additionally, a City Council member is appointed to the Community Action Board. The City also has a good relationship with Rock County's Community Development and Health departments, and the City Manager meets with Rock County officials on a regular basis.

Citizen Participation (91.220(b))

- 12. Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated annual plan, including how the plan (or a summary of the plan) was published for review; the dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); the dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided.**

PY 2014 Action Plan Citizen Participation response:

The City of Beloit gave its citizens the opportunity to participate in an advisory role in planning, implementing, and assessing CDBG programs. Information about the goals of the CDBG program and the activities it funds was provided to all interested stakeholders. Public hearings were held to gauge the views of citizens. The City held a public hearing on July 15, 2013 to give citizens an opportunity to identify issues which needed to be identified in the Annual Plan. A notice was published in the Beloit Daily News on July 13 and the Stateline News on July 14 notifying the public of the public hearing. Additionally, the City put the notice on the City's website on July 9, and the City Manager discussed the public hearing in his weekly e-newsletter to the citizens. The notice was also mailed to the CDBG mailing list, which includes the non-profit organizations and other interested agencies which provide services to low income people in Beloit.

The CDBG budget process began when notices were published on July 13 in the Beloit Daily News and July 14 in The Stateline News announcing that applications were available. A notice was also mailed to the CDBG mailing list on July 12, 2013 notifying agencies and interested parties that applications were available. Anyone needing assistance with filling out an application, determining the eligibility of a project or other CDBG assistance was helped.

The CDA reviewed the Annual Plan and budget on September 25, 2013 and recommended approval of both the plan and the budget. This meeting was provided to the media and posted on the City's website on September 20. A notice was published in the Stateline News on September 29, 2013 and in the Beloit Daily News on September 29, 2013 notifying the public of the 30-day public review period which began on October 1, 2013 and ended on October 31, 2013. This notice also notified the public that the plan and budget were available on the City's website, at City Hall and at the Beloit Public Library. It

also informed the public that a public hearing would be held on October 21 and that final City Council action would take place on November 4, 2013. This notice was also mailed to the CDBG mailing list.

On October 21, a public hearing was held to give citizens an opportunity to comment on the proposed Annual Plan and proposed 2014 CDBG budget. Marc Perry, Director of Planning and Development at from Community Action, Inc. spoke at the public hearing. He said that the CDBG funds allocated to public service organizations help the community immensely. On November 5, the Annual Plan, and 2014 CDBG budget were reviewed and approved at a City Council meeting.

The Beloit Daily News, Stateline News, City Hall, the Public Library, and the City of Beloit's website were also utilized to disseminate information to the public. Citizens were able to review the Annual Plan at City Hall or the Beloit Public Library, and it was also posted on the City's website. Staff was available to provide assistance to Spanish-speaking residents who were interested in the plan documents. The City has bi-lingual staff in the Department who can provide this assistance.

13. Provide a summary of efforts made to broaden public participation in the development of the consolidated annual plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

PY 2014 Action Plan Managing the Process response:

The annual plan was developed using the information and priorities established in the five-year plan. The process for developing the five-year plan included the establishment of a Steering Committee comprised of representatives from a range of homeless and minority programs.

Organizations which provide assistance to person with disabilities including Home Companion Registry, the Beloit Housing Authority, and Senior Chore Service were represented on the committee. Stateline Literacy Council which provides services to the growing Hispanic population was also involved in the process. Hands of Faith, an organization which provides services to homeless families, and Community Action, which provides a multitude of housing and homeless programs, was represented on the committee. For the 2014 Annual Plan, objectives and goals were reflective of the original five-year plan, which included input from a broad array of groups.

Staff was available to provide assistance to Spanish-speaking residents who were interested in getting involved in the planning process. The City has bi-lingual staff in the Department who can provide this assistance.

14. Provide a summary of citizen comments or views on the annual plan.

PY 2014 Action Plan Managing the Process response:

Marc Perry from Community Action Inc. spoke during the public hearing on July 15, 2013. He indicated that there is a tremendous need in housing and that sustaining housing is critical for the community. He said there is especially a need the area of rental assistance, long-term housing, transitional housing, and housing stability. A public hearing was also held on October 21, 2013. Marc

Perry, Director of Planning and Development at from Community Action, Inc. spoke and said that the CDBG funds allocated to public service organizations help the community immensely. No written comments were filed.

- 15. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.**

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

PY 2014 Action Plan Managing the Process response:

All public comments are always accepted and reviewed for inclusion into the Strategic Plan and Annual Plan.

Institutional Structure

- 16. Describe actions that will take place during the next year to develop institutional structure.**

PY 2014 Action Plan Institutional Structure response:

The City of Beloit will work with non-profits, public institutions and the private sector to implement the Consolidated Plan and Annual Plan. The City will continue to utilize the Community Development Authority (CDA) for review of the Consolidated Plan, annual action plans, proposed CDBG funding and any CDBG budget amendments.

The entire Community Development Department, including the Beloit Housing Authority, is now located on the third floor of City Hall. Therefore, the City and the Housing Authority are now able to work more closely together and are striving to partner, where it is appropriate.

Monitoring

- 17. Describe actions to be taken that will take place during the next year to monitor your performance in meeting goals and objectives set forth in your Consolidated Plan.**

PY 2014 Action Plan Monitoring response:

On a quarterly basis, all CDBG applicants submit quarterly reports to the City, which are reviewed by City staff. Additionally, the City of Beloit will review the plan on a quarterly basis to ensure that goals and objectives are being addressed.

- 18. Describe steps/actions to be taken during the next year to ensure compliance with program requirements, including requirements involving the timeliness of expenditures.**

PY 2014 Action Plan Monitoring response:

CDBG Subgrantees will continue to be required to submit quarterly reports, which contain information on the number of people served, progress made toward meeting their objectives and their financial status. Community Development staff will monitor the Subgrantees on an annual basis to ensure compliance with HUD regulations. Their financial reports are also reviewed at

this time. Following these visits, letters are sent to Subgrantees when any problems are identified. Monitoring summaries are shared with the CDA and the City Council when they review and approve the CDBG budget.

On an annual basis, the City reviews the Consolidated Plan and Annual Action Plan to determine the progress made toward the goals, objectives and activities listed in the reports.

Mid-year, City staff reviews expenditure levels to ensure that caps are not exceeded. At this time, City staff also reviews current and prior year contracts to ensure that funds are expended in a timely manner.

The City of Beloit will monitor the progress of subgrantees throughout the year to ensure that they are expending their funds in a timely manner and providing the data required by the CDBG program. Additionally, the City will reallocate funds which are not being expended in a timely manner and/or work with subgrantees to ensure that funds are spent.

19. Describe steps/action you will use to ensure long-term compliance with housing codes, including actions or on-site inspections you plan to undertake during the program year.

PY 2014 Action Plan Monitoring response:

The City of Beloit has a construction specialist who monitors the housing rehab projects to ensure that all projects meet housing codes. Before any pay requests are processed for a grant, an on-site inspection is completed to ensure work is completed and housing codes are complied with. Additionally, construction work is always inspected by a building inspector.

The City also ensures that Neighborhood Housing Services obtains the required building permits for their new construction and housing rehab projects and provides on-site inspections of the projects. Additionally, the City has a fair housing code, and the Equal Opportunities and Human Relations Commission is responsible for any fair housing cases submitted to the City.

20. Describe actions to be taken to monitor subrecipients (including sponsors or administering agents) during the next program year. This includes the monitoring of all programs, CDBG, HOME, ESG, or HOPWA, as applicable.

PY 2014 Action Plan Monitoring response:

CDBG subgrantees will submit quarterly reports, which contain information on the number of people served, progress made toward meeting their objectives and their financial status. Staff will review the quarterly reports and ensure that subgrantees are meeting the goals and objectives outlined in their contracts and completing the tasks in a timely basis. Community Development staff monitor the subgrantees on an annual basis to ensure compliance with HUD regulations. Their financial reports will also be reviewed at this time. Following these visits, letters will be sent to subgrantees when any problems are identified. Monitoring summaries will be shared with the Community Development Authority and the City Council when they review and approve the CDBG budget.

On an annual basis, the City reviews the Consolidated Plan and Annual Action Plan to determine the progress made towards the goals, objectives and activities listed in the reports.

The City receives its HOME dollars through the Rock County HOME Consortium. Janesville is the PJ for this consortium, so all HOME activities are reported through Janesville. The City does not receive ESG or HOPWA funds.

Description of Activities

***If not using the CPMP Tool:** Complete and submit Table 3C

***If using the CPMP Tool:** Complete and submit the Projects Worksheets and the Summaries Table.

21. **The action plan must provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan.**

PY 2014 Action Plan Description of Activities response: (Use of the Summaries Table and Project Worksheets or Table 3C/2A will be sufficient. No additional narrative is required.)

The Projects Worksheets and Summaries Table provide information on the proposed projects for the 2014 Program Year.

In the project worksheets, projects are grouped under five projects: Code Enforcement, Economic Development, Housing Rehabilitation, Planning-Program Administration, and Public Services. The Code Enforcement Project includes the City's Code Enforcement and systematic Rental Inspection program in our deteriorated and deteriorating areas. The Housing Rehabilitation project includes the City's Housing Rehabilitation Revolving Loan Fund. The Planning-Program Administration project includes program administration activities. Finally, the Public Services project includes the following activities:

- Community Action – Fatherhood Initiative and Skills Enhancement
- Domestic Violence Center – Emergency Housing for Homeless Victims of Domestic Violence
- Greater Beloit Home Companion Registry
- Hands of Faith – Emergency Shelter for Homeless Families
- Merrill Community Center – Youth and Senior Programs
- NHS – Homeownership
- Stateline Literacy Council – Hispanic Outreach for Comprehensive Literacy
- Beloit Senior Chore Service

Summary of Specific Annual Objectives and Outcome Measures

***If not using the CPMP Tool:** Complete and submit Table 2C and Table 3A.

***If using the CPMP Tool:** Complete and submit the Summary of Specific Annual Objectives Worksheets or Summaries.xls

22. **Provide a summary of specific objectives that will be addressed during the program year. (91.220(c)(3))**

PY 2014 Action Plan Summary of Specific Annual Objectives response:
(Use of the Summaries Table and Project Worksheets or Table 3C/2A will be sufficient. No additional narrative is required.)

A summary of the specific objectives is addressed in the Summaries Table and Project Worksheets

23. **Describe the Federal Resources, and private and non-Federal public resources expected to be available to address priority needs and specific objectives during the program year.**

PY 2014 Action Plan Summary of Specific Annual Objectives response:
(Use of the Summaries Table and Project Worksheets or Table 3C/2A will be sufficient. No additional narrative is required.)

A summary of the specific objectives is addressed in the Summaries Table and Project Worksheets

24. **Describe the outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006, i.e., general objective category (decent housing, suitable living environment, economic opportunity) and general outcome category (availability/accessibility, affordability, sustainability). 91.220(e)**

PY 2014 Action Plan Summary of Objectives/Outcomes response: (Use of the Summaries Table or Table 2C/Table 3A will be sufficient. No additional narrative is required.)

This information is provided in the Summaries Table and Table 2C/3A.

HOUSING

Annual Affordable Housing Goals (91.220(g))

**If not using the CPMP Tool: Complete and submit Table 3B Annual Housing Completion Goals.*

**If using the CPMP Tool: Complete and submit the Table 3B Annual Housing Completion Goals.*

25. **Describe the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.**

PY 2014 Action Plan Annual Affordable Housing Goals response:

The information is provided in Table 3B.

Needs of Public Housing (92.220(b))

26. **Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.**

PY 2014 Action Plan Needs of Public Housing response:

The Beloit Housing Authority (BHA) will network with local agencies, departments and businesses to inform the public of available services for extremely low-income, low-income and moderate-income individuals.

- The BHA will partner with NHS to provide homeownership opportunities for its residents.
- The BHA will work with community partners to provide volunteer opportunities for BHA residents and applicants, which exposes the extremely low-income, low-income and moderate-income households to opportunities to increase their job training skills, people skills and self-esteem.
- The BHA will market available programs through local newspapers and radio stations. BHA staff will attend area Senior, Health, and Family events.
- The BHA will conduct strategic planning to address immediate capital needs with HUD's Capital Fund Program.
- The BHA will encourage extremely low-income, low-income and moderate-income families to utilize the least resistive housing opportunities available to them. They have a choice of programs that include public housing, Section 8 rental assistance, Section 8 homeownership and Family Self-Sufficiency.

The Housing Authority will also encourage residents to participate in the management of BHA through opportunities to serve on a resident council or the governing board, the CDA. There is currently one Section 8 participant on the CDA board who also purchased a home through the Homeownership Voucher program.

The Beloit Housing Authority maintains 131 public housing units and 598 Section 8 vouchers. As of October 2013, the waiting lists for housing were 475 for public housing and 567 for Section 8 vouchers.

There was shift of some public housing units to Project Based Section 8.

It is not expected that any units will be removed from the public housing inventory in the near future, but some were downsized due to the need of smaller units rather than the larger 4-bedroom units. Given the length of the waiting lists, we do not anticipate a decrease in the number of public housing units. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in

which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

PY 2014 Action Plan Needs of Public Housing response:

The Beloit Housing Authority is not a “troubled” public housing agency.

Antipoverty Strategy

27. **Briefly describe the actions that will take place during the next year to reduce the number of poverty level families (as defined by the Office of Management and Budget and revised annually), taking into consideration factors over which the jurisdiction has control.**

PY 2014 Action Plan Antipoverty Strategy response:

Through local partnerships, the City is increasing employment while educating citizens and providing life improvement skills.

- The City will support programs that provide assistance to persons to increase their job skills and marketability.
- The Beloit Housing Authority will continue its Family Self-Sufficiency Program in 2014.
- The Beloit Housing Authority will continue to provide homeownership opportunities to Section 8 participants in cooperation with NHS in 2014.
- The City will support non-profit organizations that provide assistance and advocacy to low- and moderate-income residents.
- The City will use the Economic Development Revolving Loan Fund to increase the number of living wage jobs to low- and moderate-income persons in the community.

The Housing Authority requires all public housing residents to perform 8 hours of community service per month when the participating adult is unemployed. By doing this, adults are learning new skills, acquiring self confidence and opening doors for new opportunities.

The Housing Authority offers intensive case management to families which includes budgeting classes, mentors, educational opportunities, and preferences with local employers. Through local partnerships, the City is increasing employment while educating citizens and providing life improvement skills.

Barriers to Affordable Housing

28. **Describe the actions that will take place during the next year to remove barriers to affordable housing.**

PY 2014 Action Plan Barriers to Affordable Housing response:

1. The City updated its Analysis of Impediments to Fair Housing in January of 2012. The report concluded that the City has continues to meet the goals of affordable and fair housing.

City staff will continue enforcement activity in 2014.

The City's zoning and development regulations are comprehensive and progressive and pose no barrier to affordable and fair housing goals for the City.

29. Describe the actions that will take place during the next year to foster and maintain affordable housing.

PY 2014 Action Plan Barriers to Affordable Housing response:

The City of Beloit will ensure that the affordable rental units are decent, safe and sanitary and meet local codes through its systematic rental inspection program.

The City of Beloit will support efforts by others to rehabilitate current tax credit projects.

The City of Beloit will provide financial resources for owner-occupants to maintain their homes.

The City of Beloit will provide financial resources for landlords to upgrade their rental units.

Lead-based Paint

30. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

PY 2014 Action Plan Lead-based Paint response:

The Rock County Health Department will continue to refer families of children with high lead levels to the City of Beloit's program. We work jointly to solve these problems.

The City of Beloit will use its Lead Hazard Reduction Grant funds in concert with its housing rehabilitation funds. The lead funds will be used for the lead elements to make the house lead safe, and then the housing rehabilitation funds are used for other rehabilitation work needed to bring the home up to code. The City received additional lead dollars in 2013, which will expire in November of 2016.

The City of Beloit Housing Services Division requires all contractors hired through the Housing Rehabilitation Loan program to be certified lead safe, ensuring all work completed in project homes is performed in a lead safe manner and with lead-free replacement products.

The City will continue to operate the Rental Inspection program. Every rental unit in the City is inspected at least once every three years by inspection officials who are trained as Lead Hazard Investigators to look for lead risk in all units. If orders are written to correct a lead hazard, information is sent explaining how to fix the problem in a lead safe manner, and the property owner is cited if the lead issue is not corrected.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

- 31. Please describe, briefly, the jurisdiction’s plan for the investment and use of available resources and describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2014. Again, please identify barriers to achieving this.**

PY 2014 Action Plan Specific Homeless Prevention response:

The City will provide funding through the CDBG program to programs that help chronically homeless individuals and families move into permanent housing and assist with any other issues they may have. Specifically, the City will support programs that provide:

- Outreach and assessment
- Supportive services
- Long-term case management and client advocacy
- Transitional housing
- Stabilization strategies to move homeless individuals into economic independence

The Beloit Housing Authority has established a local preference for individuals and families who are participants in the transitional living program for housing rental assistance and those who are victims of domestic violence.

A potential barrier to accomplishing these activities would be the financial viability of the agencies which provide homeless programs. For example, the Domestic Violence Center has struggled over the past several years financially, and continuing the transitional portion of the program, which provides the longer-term support and ensures that people stop the homeless cycle, is essential to achieving the goal of ending homelessness. Another barrier is the public support for these programs. If the public does not support these programs, the City Council could quit funding these programs with CDBG funds.

- 32. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.**

PY 2014 Action Plan Specific Homeless Prevention response:

The City will continue to fund programs that provide financial assistance to individuals and families to prevent them from becoming homeless such as foreclosure prevention and emergency rental assistance identified through supportive case management.

The City will continue to support programs that provide rental assistance and supportive services to homeless persons or persons at risk of becoming homeless, such as Hands of Faith and Community Action.

The City will continue to support programs that provide credit counseling and foreclosure prevention programs.

The City will also continue serving on the Homeless Intervention Task Force Displacement Action Response Team, which provides a planned emergency response to mobilize resources in the event of a mass displacement of residents due to unfit conditions or condemnations.

33. **Discharge Coordination Policy—The jurisdiction must certify it established a policy for discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care, or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. (91.225 (c)(10))**

PY 2014 Action Plan Specific Homeless Prevention response:

The City will continue its involvement in the Homeless Intervention Task Force and its Resources Subcommittee, which continually addresses coordination of services and discharge as well as promotes the implementation of universal forms and participation in the State’s homeless database, WI ServicePoint.

Emergency Shelter Grants (ESG)

34. **If applicable, describe how the ESG matching requirements will be met.**

PY 2014 Action Plan ESG response:

This is not applicable. The City of Beloit does not received ESG dollars.

35. **(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.**

PY 2014 Action Plan ESG response:

Not Applicable.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

**If not using the CPMP Tool: Complete and submit Table 1B.*

**If using the CPMP Tool: Complete and submit Needs Table/Non-Homeless Needs.*

36. **Please describe any supportive housing activities being undertaken to address the priority housing needs of persons who are not homeless (elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, persons with alcohol or other substance abuse problems).**

PY 2014 Action Plan Non-homeless Special Needs response:

The City will continue to support programs for seniors such as the Home Companion Registry, Senior Chore Service and Grinnell Hall.

The City will provide deferred housing rehab loans to special needs populations.

The Beloit Housing Authority has 41 housing units for the elderly and disabled, and has established a local preference for elderly and disabled residents.

The City will make special needs issues a priority when budgeting CDBG funds. The Beloit Housing Authority will continue to use its funds to provide services and housing to these populations.

COMMUNITY DEVELOPMENT

Community Development Block Grant

**If not using the CPMP Tool: Complete and submit Table 2B, Table 1C Summary of Specific Objectives.*

**If using the CPMP Tool: Complete and submit the Needs Worksheets/Non-Housing Community Development and Summary of Specific Annual Objectives Worksheets or Summaries.xls*

- 37. Identify the estimated amount of CDBG funds that will be used for activities that benefit persons of low- and moderate-income (an amount generally not to exceed ten percent of the total available CDBG funds may be excluded from the funds for which eligible activities are described if it has been identified as a contingency for cost overruns.)**

PY 2014 Action Plan Community Development response:

\$500,000 in 2014 new grant dollars and an estimated \$346,188 in program income will be used for activities that benefit person of low- and moderate-income. \$60,000 of this is generated from LMI rental properties in the City-wide Rental Dwelling Permit program. This program requires all rental units to be inspected on a three year cycle to ensure the properties are maintained to the minimum standards outlined in the City's Property Maintenance Code.

- 38. CDBG resources must include the following in addition to the annual grant:**

- a. **Program income expected to be received during the program year, including:**
- i. **The amount expected to be generated by and deposited to revolving loan funds;**

PY 2014 Community Development response:

\$60,000 is expected to be generated by and deposited to revolving loan funds.

The total amount expected to be received during the current program year from a float-funded activity described in a prior statement or plan.

PY 2014 Community Development response:

No funds are expected to be received during the program year from a float-funded activity described in a prior statement or plan.

- b. **Program income received in the preceding program year that has not been included in a statement or plan;**

PY 2014 Community Development response:

There is not any program income that has been received in the preceding program year that has not been included in a statement or plan.

- c. **Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives in its strategic plan;**

PY 2014 Community Development response:

The City of Beloit does not have any Section 108 loan guarantees.

- d. **Surplus funds from any urban renewal settlement for community development and housing activities; and**

PY 2014 Community Development response:

The City of Beloit does not have any surplus funds from an urban renewal settlement.

- e. **Any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.**

PY 2014 Community Development response:

The City of Beloit does not have any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.

- 41. **NA If a jurisdiction intends to carry out a new CDBG float-funded activity, the jurisdiction's plan must include the following information:**

- a. **For the program income included in 1(b) above, the jurisdiction should identify the month(s) and year(s) in which the program income will be received; and which of the following options it will take for each float-funded activity to address the risk that the activity may fail to generate adequate program income:**
 - i. **amend or delete activities in the amount equal to any amount due from default or failure to produce sufficient income in a timely manner. (If this option is chosen, the action plan must include a description of the process it will use to select activities to be amended or deleted and how it will involve citizens in that process), OR**

- ii. **obtain an irrevocable line of credit from a commercial lender for the full amount of the float-funded activity. (If this option is chosen, information on the float-funded activity in the action plan must include the lender and the terms of the irrevocable line of credit), OR**
- iii. **agree to transfer general local government funds to the CDBG line of credit in the full amount of any default or shortfall within 30 days of the float-funded activity's failure to generate projected program income on schedule.**

PY 2014 Community Development response:

The City of Beloit is not carrying out any float-funded activities.

39. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs, public facilities, public improvements, public services and economic development. (Use of Table 2B or the Community Development Needs Table is sufficient, additional narrative is not required)

- a. **For activity for which the jurisdiction has not yet decided on a specific location, such as when a jurisdiction is allocating an amount of funds to be used for making loans or grants to businesses or for residential rehabilitation, provide a description of who may apply for the assistance, the process by which the grantee expects to select who will receive the assistance (including selection criteria), and how much and under what terms the assistance will be provided.**

PY 2014 Community Development response:

Economic Development Revolving Loan Fund: This loan fund provides loans to for-profit commercial, industrial or service sector businesses that will locate or expand in the City of Beloit by creating or retaining jobs.

Program funds are used to assist a business to finance exterior and interior building improvements, purchase land and building, new construction, purchase of machinery and equipment, land improvements, demolition, and leasehold improvements.

The program will loan a business up to 30 percent of the total project cost. The interest rate is as follows:

- If loaned in conjunction with a bank loan, 75 percent of the bank rate.
- Stand alone loans will be set at 75 percent of the Wall Street Prime rate at time of loan approval for projects with loan term greater than 10 years. 65 percent of Wall Street Prime rate for 1-10 year loan term.

The repayment terms are up to 25 years for land and buildings and 10 years for machinery and equipment.

The criteria used are the following:

- Ratio of Program dollars to the number of full-time equivalent (FTE) jobs created or retained, not to exceed \$35,000 per job. For FTE calculations, a full-time position will be employed 35 hours per week.
- At least 51 percent of the jobs created or retained must be available for low- to moderate-income persons.
- Ratio of Program dollars to private dollars in a project cannot be less than two private dollars for each Program dollar.
- Only those expenditures made within 18 months after approval of the Program loan shall be counted in the public/private dollar match.
- Applicant must contribute at least 10 percent equity into the project.

Housing Rehab Revolving Loan Fund: Housing rehab loans are available to any low- to moderate-income homeowner in the City of Beloit and any investor-owned rental units in the City of Beloit which is occupied by a low- to moderate-income family.

Additional Criteria: For homeowner loans, applicants must have equity in their homes, be free and clear of any judgments, and be current with their property taxes, with no delinquencies.

The individual loans available to owner-occupied properties are tailored to meet the applicant's financial needs and resources. Owner-occupied interest rates are 0 percent deferred payment loans or a 3 percent amortized loan. Investment property loans are offered at a fixed 3 percent rate.

The maximum loan amount for rehabilitation loans is \$20,000 for one dwelling unit, \$25,000 for two units and \$8,000 for additional dwelling units.

Owner-occupied property loans are available up to a 15-year term or can be deferred as long as the owner occupies the home. Investment property loans are available for ten years.

The Housing Rehab program consists of four loan programs: Owner-occupied Low Interest and Deferred Payment Loans, Rental Housing Rehab Program, Distressed Property Loan Program, and Construction Loan Program.

40. **Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.**

(Use of Table 2B or the Community Development Needs Table and Summaries Table is sufficient, additional narrative is not required)

PY 2014 Community Development response:

This information is provided in Table 2B.

41. **An “urgent need” activity may be included in the action plan only if the jurisdiction certifies that the activity is designed to meet other community development needs having a particular urgency because existing conditions pose a serious and imminent threat to the health or welfare of the community and other financial resources are not available.**

PY 2014 Community Development response:

The City of Beloit is not providing any funding for “urgent needs”.

HOME/ American Dream Down payment Initiative (ADDI)

NA

42. **Describe other forms of investment not described in § 92.205(b).**

PY 2014 Action Plan HOME/ADDI response:

Not applicable.

43. **Describe how HOME matching requirements will be satisfied?**

PY 2014 Action Plan HOME/ADDI response:

Not applicable.

44. **If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.**

PY 2014 Action Plan HOME/ADDI response:

Not applicable.

45. **Describe the policy and procedures the PJ will follow to affirmatively market housing containing five or more HOME-assisted units.**

PY 2014 Action Plan HOME/ADDI response:

Not applicable.

46. **Describe actions to be taken to establish and oversee a minority outreach program within the jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking, underwriters, accountants, and providers of legal services, in all contracts, entered into by the PJ with such persons or entities, public and private, in order to facilitate the activities of the PJ to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction.**

PY 2014 Action Plan HOME/ADDI response:

Not applicable.

47. **NA** If you intend to use HOME funds for Tenant-Based Rental Assistance, describe the local market conditions that led to the use of the HOME funds for a tenant-based rental assistance program.

PY 2014 Action Plan HOME/ADDI response:
Not applicable.

48. **NA** If the TBRA program will target or provide preference for a special needs group, identify that group from the Consolidated Plan as having an unmet need and show that the preference is needed to narrow the gap in benefits and services received by that population?

PY 2014 Action Plan HOME/ADDI response:
Not applicable.

49. **NA** If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:

- a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
- b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
- c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
- d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
- e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
- f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

PY 2014 Action Plan HOME/ADDI response:
Not applicable.

50. **NA** If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:

- a. Describe the planned use of the ADDI funds.
- b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
- c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

PY 2014 Action Plan HOME/ADDI response:
Not applicable

Housing Opportunities for People with AIDS NA

**If not using the CPMP Tool: Complete and submit Table 1B.
If using the CPMP Tool: Complete and submit Needs Table/HOPWA.

51. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.

PY 2014 Action Plan HOPWA response:
Not applicable.

52. Specify the one-year goals for the number of low-income households to be provided affordable housing using HOPWA funds for short-term rent, mortgage, and utility payments to prevent homelessness; tenant-based rental assistance, units provided in housing facilities that are being developed, leased, or operated.

PY 2014 Action Plan HOPWA response:
Not applicable.

53. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.

PY 2014 Action Plan HOPWA response:
Not applicable.

54. Identify the method for selecting project sponsors (including providing full access to grassroots, faith-based and other community organizations).

PY 2014 Action Plan HOPWA response:
Not applicable.

55. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

PY 2014 Action Plan HOPWA response:
Not applicable.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

No Additional Narrative will be provided.

PUBLIC NOTICE

The City of Beloit will submit its 2014 Annual Action Plan, and its list of projects funded with Community Development Block Grant (CDBG) funds to the Department of Housing and Urban Development (HUD) before November 15, 2013.

This notice is to inform the public that a 30-day comment period on the Annual Action Plan and list of projects to be funded begins October 3 and ends November 3, 2013. The CDBG Budget and Annual Action Plan are available for review in the Community Development Department, Third Floor, City Hall, 100 State Street, between 8:00 AM and 5:00 PM, Monday through Friday. The CDBG Budget and Annual Plan will also be available during the above timeframe on the City's website at www.ci.beloit.wi.us under City Departments - Community Development and at the Beloit Public Library during normal business hours. A public hearing on the proposed allocation of \$500,000 in new 2014 CDBG funds and approximately \$362,000 in program income will be held on October 21, 2013 during the City Council meeting in The Forum of City Hall. The City Council will take action on this proposal on November 4, 2013.

For further information or to submit comments, contact Teri Downing in the Community Development Department at (608)364-6705 or by email at downingt@ci.beloit.wi.us.

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Stateline News, October 6, 2013



PROCEEDINGS OF THE BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
Monday, October 7, 2013

Presiding: Charles M. Haynes
Present: Sheila De Forest, Chuck Kincaid, David F. Luebke, Mark Spreitzer, and James E. Van De Bogart
Absent: Kevin D. Leavy

1. The meeting was called to order at 7:05 p.m. in the Forum at Beloit City Hall.
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
 - a. Vice President Spreitzer presented a proclamation honoring Jay Norwood 'Ding' Darling and declaring October 21, 2013, as "**J.N. 'Ding' Darling Day**" to Samuel Koltinsky, on behalf of the Darling family. Mr. Koltinsky said that he is very happy to accept the proclamation and said that Ding's grandson is very proud of the honor. File 7148
 - b. Vice President Spreitzer presented a proclamation declaring October 6-12, 2013, as **National Fire Prevention Week** with the theme "Prevent Kitchen Fires!" to Beloit Fire Chief Brad Liggett. Chief Liggett thanked the Council for the proclamation. He said that the City's firefighters will be in schools throughout the week teaching fire safety and at local businesses encouraging work place fire safety. Chief Liggett encouraged the public to check their smoke detectors and change the battery twice each year; practice exit strategies; and maintain a kid-free zone around cooking areas. He invited the public to attend the Survive Alive Benefit at the Prairie Avenue Pizza Hut on October 10th. File 7148
4. PUBLIC HEARINGS
 - a. Community Development Director Julie Christensen presented a proposed Ordinance amending the City of Beloit **Comprehensive Plan** to change the future land use designation for the properties located at 2091 and 2105 Shopiere Road from Single-family Residential-Urban to Neighborhood Commercial. It was noted that the Plan Commission recommended approval of 2091 Shopiere Road only (5-0). Ms. Christensen said that neighborhood residents attended the Plan Commission meeting with a petition to exclude the property located at 2105 Shopiere Road from the application and that they did support the change at 2091 Shopiere Road. President Haynes opened the public hearing.
 - Dave Brown, 2905 Dartmouth Drive, Janesville, owner of 2091 Shopiere Road, said that changing the zoning of his property would allow him more flexibility in finding tenants for the commercial space.Councilor Haynes closed the public hearing. Councilor Van De Bogart made a motion to suspend the rules and offer a second reading of the ordinance. Councilor Luebke seconded. The motion carried 6-0. Councilor Kincaid made a motion to amend the ordinance to remove the property located at 2105 Shopiere Road from this action. Councilor Luebke seconded. Councilor De Forest said that amending the land use plan and rezoning a single property without a public purpose is considered spot zoning, and she encouraged the Council to deny the request. Councilor Spreitzer asked Ms. Christensen if this would be considered spot zoning, and Ms. Christensen said that the courts have determined that it has to be a public benefit not to be spot zoning. She stated that staff encouraged the applicant to include another property in the request so that spot zoning would not be an issue. Councilor Haynes said that the commercial use of this property has been established and that the neighborhood is supportive of the change in land use designation of 2091 Shopiere Road only. Councilor Haynes called the question regarding the

amendment to exclude 2105 Shopiere Road, and the motion carried 6-0. Councilor Van De Bogart made a motion to enact the ordinance as amended, and Councilor Kincaid seconded. The motion carried 5-1, with Council De Forest voting in opposition. File 8026 Ordinance 3501

- b. Ms. Christensen presented a proposed Ordinance amending the **City of Beloit's Zoning Map** 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. It was noted that the Plan Commission recommended approval of the property located at 2091 Shopiere Road only (5-0). Councilor Haynes opened and closed the public hearing without participation. Councilor Luebke made a motion to amend the ordinance to exclude the property located at 2105 Shopiere Road, and Councilor Kincaid seconded. The motion carried 6-0. Councilor Spreitzer made a motion to suspend the rules and offer a second reading of the ordinance, and Councilor Luebke seconded. The motion carried 6-0. On the merits of the amended ordinance, Councilor Spreitzer made a motion to enact. Councilor Luebke seconded, and the motion carried 5-1, with Councilor De Forest voting in opposition. File 8026 Ordinance 3501
- c. Ms. Christensen presented a resolution authorizing 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. It was noted that the Plan Commission recommended approval of an amended resolution (5-0). Ms. Christensen outlined the conditions as recommended by staff and the amendments recommended by the Plan Commission. Councilor Haynes opened and closed the public hearing without participation. Councilor De Forest made a motion to adopt the resolution as recommended by the Plan Commission, and Councilor Luebke seconded. The motion carried 6-0. File 8590/8447
- d. Ms. Christensen presented a resolution authorizing an amendment to an existing **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. It was noted that the Plan Commission recommended approval 5-0. Councilor Haynes opened and closed the public hearing without participation. Councilor Luebke made a motion to adopt the resolution, and Councilor De Forest seconded. Councilor De Forest asked how many parking spaces are available for tenants, and Ms. Christensen said that there are eight, one for each room. Councilor Kincaid asked if the additional room meets the requirements of the building code, and Ms. Christensen stated that the applicant has not met with the City's building inspector yet. She said that if it is determined that the room cannot be added due to building code issues, then the project will not move forward. The motion carried 6-0. File 8325

5. CITIZENS PARTICIPATION – none

6. CONSENT AGENDA

Councilor Luebke made a motion to adopt the consent agenda, which consists of items 6.a. through 6.f. Councilor Van De Bogart seconded, and the motion carried that the Consent Agenda be accepted, approved, adopted, or referred and acted upon as required by state and local code by a vote of 6-0.

- a. The **Minutes** of the Regular and Special Meetings of September 16, 2013, and the Special Meeting of September 23, 2013, were approved.
- b. The application for a **Zoning Map Amendment** to change the zoning district classification of the properties located at 903 and 911 E. Grand Avenue from C-1, Office District, to C-2, Neighborhood Commercial District, was referred to the Plan Commission. File 8614
- c. The application for a **Conditional Use Permit** to allow auto repair in a CBD-2, Central Business District – Fringe, for the property located at 856 Fourth Street, was referred to the Plan Commission. File 8615
- d. The application for a **Planned Unit Development (PUD) – Master Land Use Plan** for the properties located 2850 and 2900 Milwaukee Road and 1865 Branigan Road, was referred to the Plan Commission. File 8616
- e. The application for a **Zoning Map Amendment** to change the zoning district classification of the properties located at 2850 and 2900 Milwaukee Road and 1865 Branigan Road from C-3,

Community Commercial District, to PUD, Planned Unit Development District, was referred to the Plan Commission. File 8616

- f. The application for a **Class "B" Beer and "Class B" Liquor License** for The Hideout, LLC, d/b/a The Hideout, Scott Murray, Owner and Agent, 1901 Liberty Avenue, was referred to the Alcohol Beverage License Control Committee. File 7620

7. ORDINANCES

- a. Deputy City Attorney Elizabeth Krueger presented the second reading of a proposed Substitute Amendment Ordinance #1 to create Section 15.03(4g) of the Code of General Ordinances of the City of Beloit pertaining to **Loitering on Public Property**. It was noted that ABLCC recommended approval 4-0. Councilor Luebke made a motion to enact the ordinance, and Councilor Van De Bogart seconded. Councilor De Forest said that she is concerned about the broad language of the ordinance. She made a motion to amend subsection (b) to strike the phrase "other place of assembly or public use." Councilor Spreitzer seconded the amendment. Councilor Luebke said that he does not support the amendment because he wants to give the police department the discretion to deal with the problems wherever they occur. Councilor Van De Bogart said that the police must be able to address the problems wherever and whenever they exist. Councilor Haynes called for a vote on the amendment, and the motion carried 4-2, with Councilors Luebke and Van De Bogart voting in opposition. Councilor Spreitzer made a motion to amend subsection (b) to include the language "in a manner prohibited by (a)." Councilor De Forest seconded. She stated that this is a critical amendment because it connects the two sections together without infringing on individual's rights. Councilor Luebke said that he is concerned about the amendments because they take away the discretion of the police department. Councilor Haynes called for a vote on the amendment, and the motion carried 4-2, with Councilors Luebke and Van De Bogart voting in opposition. On the merits of the ordinance, Councilor De Forest made a motion to enact. Councilor Kincaid seconded, and the motion carried 6-0. File 7620 Ordinance 3503

Councilor Haynes moved the agenda items under 11. to this point of the meeting, per the request of the City Manager.

11. REPORTS FROM BOARD AND CITY OFFICERS

- a. City Attorney Tom Casper presented a resolution authorizing a three-year extension for payment of outstanding special assessments against **Walnut Grove Plat I and Plat II**. Mr. Casper said that the previous deferral approved by the City Council will expire on January 31, 2014. He said that the City does not want these lots to go into foreclosure, and that the proposal resolution would authorize an extension until January 31, 2017. Councilor Van De Bogart made a motion to adopt the resolution, and Councilor Luebke seconded. Councilor Spreitzer asked about different interest rates for each of the two special assessments, and City Manager Larry Arft explained that these special assessments were issued at different times. He said that the rate for each subdivision is based on the original rate at which the City borrowed the money to pay for the improvements. The motion carried 6-0. File 8142
- b. Mr. Casper presented a resolution authorizing a three-year extension for payment of outstanding special assessments against **Deerfield Estates**. Mr. Casper explained that the resolution authorizes an extension until January 31, 2017. Councilor Luebke made a motion to adopt the resolution, and Councilor Kincaid seconded. The motion carried 6-0. File 7258
- c. Public Works Director Greg Boysen presented a resolution authorizing the City Manager to enter into a **Memorandum of Agreement** with the Wisconsin Department of Transportation, Turtle Township, Rock County, and the City of Beloit pertaining to the proposed improvement of Hart Road; and the use of Hart Road and CTH 'X' & 'S' for Incident Management and Congestion Management for IH 39/90. Mr. Boysen explained that this is part of the project that will widen I-39/90 and that Hart Road will remain a rural road with paved shoulders for bike and pedestrian use. He said that this project is 100 percent State-funded with no cost to the City. Councilor Van De Bogart made a motion to adopt the resolution, and Councilor De Forest seconded. The motion carried 6-0. File 8558

8. APPOINTMENTS – none

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor De Forest encouraged the public to attend the Welty Fall Fest at the Welty Environmental Center, Beckman Mill Park, on Sunday, October 13th. She also thanked everyone for their support during a recent family illness.
- Councilor Van De Bogart said that October is National Mental Health Awareness Month, and he encouraged those individuals with mental health issues to seek available help.
- Councilor Luebke said that Tony Scodwell is returning to Beloit on October 12th to perform at Suds O'Hanahan's and encouraged the public to attend.
- Councilor Spreitzer said that he attended the Nelson Avenue Sharing Gardens Work Day over the weekend and said that there is another one in two weeks.
- Councilor Haynes said that he will attend the Wisconsin League of Municipalities annual conference to support City Manager Larry Arft, who will be appointed as the President of the organization.

10. CITY MANAGER'S PRESENTATION

- a. Mr. Arft and Finance and Administrative Services Director Paul York presented the proposed **2014 Operating, Library, and Capital Improvement Budgets**. It was noted that the entire budget is available for review at www.ci.beloit.wi.us. Mr. Arft said that the budget is balanced with minimal use of the City's fund balance and a minimal increase in taxes. He said that all existing City services are funded and staffing levels will remain the same in 2014. Mr. York said that the \$91.4 million budget represents an increase of less than ½ of a percent from 2013. He said that there is a workshop proposed on October 14th for the City Council to review the entire budget and that the workshop is open to the public. Councilor De Forest asked about the increase in expenditures in the Finance and Administration Department and the decrease in the Police and Fire Departments. Mr. York explained that the increase is due to the implementation of the pay and classification plan; merit, longevity, and cost of living increases; an increase in the Clerk's budget to account for four elections in 2014; funds for contract negotiations with the police, fire, and transit unions; and consulting work in the Information Technology Department. He explained that the decrease in the Police and Fire budgets is due to a decrease in the Wisconsin Retirement System contribution from the City. File 8590
- b. Councilor Luebke made a motion to schedule the **Council Budget Workshop** for 8:00 a.m. on Monday, October 14, 2013, in the Community Room at the Beloit Public Library. Councilor Spreitzer seconded, and the motion carried 6-0. File 8590

12. At 8:33 p.m., Councilor De Forest made a motion to adjourn the meeting, and Councilor Spreitzer seconded. The motion carried 6-0.

Rebecca Houseman LeMire, City Clerk

www.ci.beloit.wi.us

Date approved by Council:

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Sign Ordinance Amendments – Council Referral to the Plan Commission

Date: October 21, 2013

Presenter: Julie Christensen

Department: Community Development

Overview/Background Information:

City of Beloit staff has drafted an Ordinance to amend twenty-three sections of the City's Outdoor Sign Regulations, hereafter referred to as the "Sign Ordinance." The proposed amendments include a combination of corrections, clarifications, and changes addressing development trends and enforcement issues. The proposed Ordinance is attached.

Key Issues (maximum of 5):

- The most substantive changes are listed below.
- Section 1 of the proposed Ordinance removes neon signs from the list of prohibited signs.
- Section 4 allows nonconforming businesses and churches in R-1 & R-2 districts to install outdoor signs.
- Section 9 provides a maximum size for awning, canopy, & marquee signs in PLI districts.
- Section 10 clarifies that temporary banner signs are allowed in PLI districts.
- Section 11 provides that permanent banner signs are allowed in PLI districts.
- Section 13 allows Electronically Variable Message signs in manufacturing & PLI districts as secondary signs.
- Section 16 establishes maximum sizes for nonconforming business signs and multi-family dwelling signs.
- Section 16 also clarifies that a primary, on-premise sign may be a changing electronic sign (every four seconds).
- Section 17 allows projecting signs in all non-residential districts.
- Section 19 increases the maximum size of secondary, on-premises signs from 30 to 45 square feet.
- Section 21 allows special event/temporary signs in PLI districts.
- Section 22 clarifies that wall signs may be installed in PLI districts, subject to size limitations.
- Section 23 shortens the compliance time for removing unlawful signs from 30 to 10 days.

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

- Consideration of this request supports Strategic Goal #5.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Action required/Recommendation:

- Referral to the Plan Commission for the October 23, 2013 meeting
- This item will most likely return to the City Council for a public hearing and possible action on November 4, 2013

Fiscal Note/Budget Impact: N/A

Attachments: Proposed Ordinance

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND VARIOUS SECTIONS OF THE CODE OF
GENERAL ORDINANCES OF THE CITY OF БЕЛОIT PERTAINING TO
OUTDOOR SIGN REGULATIONS**

The City Council of the City of Beloit, Rock County, Wisconsin, do ordain as follows:

Section 1. Section 30.04 of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“30.04 PROHIBITED SIGNS.

The following outdoor signs are prohibited everywhere in the City of Beloit:

- (1) ABANDONED SIGNS. See §30.47(3) for definition and regulations pertaining to abandoned signs.
- (2) ANIMATED SIGNS. "Animated sign" means any outdoor sign that displays a message which moves or simulates movement. Animated sign includes banners, streamers, pennants, and propellers which are intended to be moved by the wind. Animated sign does not include flashing, changing, indexing or moving signs.
- (3) FESTOON LIGHTING AND SIGNS CONTAINING FESTOON LIGHTING. "Festoon lighting" means a series of 2 or more bare, outdoor light bulbs on a decorative chain or wire hanging between 2 points.
- (4) FLASHING SIGNS. "Flashing sign" means an outdoor sign on which lighting flashes on and off or which simulates such activity. Flashing sign does not include animated, changing, indexing or moving signs.
- (5) GLARING SIGNS. "Glaring sign" means a sign with a light source or reflected light of such brightness or intensity as to constitute a safety hazard or public nuisance.
- (6) INDEXING SIGNS. "Indexing sign" means an outdoor sign that has sections of sign face that turn and stop to show more than one message on the sign face.
- (7) MOVING SIGNS. "Moving sign" means an outdoor sign which changes the direction it faces. Moving sign does not include animated, changing, EVM or indexing signs.

~~(8) NEON SIGNS WITH EXPOSED TUBING. "Neon sign" means any sign with exposed neon tubing or festoon lights use to outline buildings, display windows or other structures.~~

~~(9)~~(8) ROOF SIGNS. "Roof sign" means an outdoor sign painted, mounted or erected on the roof or extending above the roofline of a building. "Roofline" means either the edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette. "Parapet or parapet wall" means that portion of a building wall that rises above the roofline.

~~(10)~~(9) SEARCH LIGHTS. "Search light" means a device equipped with a powerful light and reflector which produce a bright beam or beams of light.

~~(11)~~(10) UNLAWFUL SIGNS. "Unlawful sign" means an outdoor sign which violates any local, state or federal law, other than a sign which is a legal nonconforming sign.

~~(12)~~(11) UNSAFE SIGNS. See §30.47 for definition and regulations pertaining to unsafe signs.

~~(13)~~(12) Signs painted directly on the wall of a building, fence or other structure. This subsection does not apply to signs painted on walls or fences of recreational facilities when the signs are intended for viewing by persons inside the recreational facility.

~~(14)~~(13) Signs which constitute a traffic hazard.

~~(15)~~(14) Signs which are located in the public right-of-way without permission of the local, state or federal government(s) having jurisdiction over the same.

~~(16)~~(15) Signs which simulate official signs but are not authorized by the appropriate government body or official.

~~(17)~~(16) Off-premises signs in the Riverfront Conservation District and in historic districts.

~~(18)~~(17) A sign which advertises a business, product or service that has been discontinued for 6 months or longer."

Section 2. Section 30.07(3)(b) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“(b) *Wind Pressure and Load Requirements.* Every outdoor sign shall be designed and constructed to conform to the structural load and stress requirements of ~~Article IX of the 1984 BOCA Basic~~National the City’s Building Code.”

Section 3. Section 30.08(2) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“(2) OTHER ZONING DISTRICTS. The maximum number of outdoor signs permitted in non-residential zoning districts is as follows:

NUMBER OF SIGNS ALLOWED IN NONRESIDENTIAL ZONING DISTRICTS									
Sign Type	C-1	C-2	C-3	CBD1	CBD2	M-1	M-2	PLI	DH
Address	U	U	U	U	U	U	U	U	U
Awning, Canopy & Marquee	U	U	U	U	U	U	U	NAU	NA
Signs under Awnings, Canopies & Marquees	1	1	1	1	1	NA	NA	NA	NA
Banner									
Permanent	U	U	U	U	U	U	U	NAU	NA
Temporary	1	1	1	1	1	1	1	NA1	NA
Construction	1 or 2	1 or 2	1 or 2	1 or 2	1 or 2	1 or 2	1 or 2	1 or 2	1 or 2
Directional	U	U	U	U	U	U	U	U	U
EVM									
Time & Temp	1	1	1	1	1	NA	NA	NA	NA
Other	NA1	1	1	1	1	NA1	NA1	NA1	NA
Flags	U	U	U	U	U	U	U	U	U
Freestanding	see off-premises, primary & secondary signs below								
Garage Sale	NA	NA	NA	NA	NA	NA	NA	NA	NA
Ground Mounted	see off-premises, primary & secondary signs below								
Inflatable	1	1	1	1	1	NA	NA	NA	NA
Large-Scale Development									
Permanent	U	U	U	U	U	U	U	U	U
Temporary	2	2	2	2	2	2	2	2	2

Memorial	1	1	1	1	1	1	1	1	1
Multiple-family	NA1	NA1	NA1	NA1	NA1	NA	NA	NA	NA
Nameplate	2	2	2	2	2	2	2	2	2
Office Complex	1	1	1	1	1	1	1	NA	NA
Official	U	U	U	U	U	U	U	U	U
Off-Premises									
Improved Lots	NA	NA	1	NA	NA	1	1	NA	NA
Unimproved Lots	NA	NA	NA	NA	NA	NA	1	NA	NA
Pole	see primary & secondary sign below								
Off-Premises, Improved Lots Only	NA	NA	1	NA	NA	NA	1	NA	NA
Political	U	U	U	U	U	U	U	U	U
Portable	NA1	1	1	1	1	NA1	NA1	NA1	NA
Primary	1	1	1	1	1	1	1	1	1
Private Regulatory	2+	2+	2+	2+	2+	2+	2+	2+	2+
Projecting	1	1	1	1	1	1	1	1	1
Real Estate	1 or 2	1 or 2	1 or 2	1 or 2	1 or 2	1 or 2	1 or 2	1 or 2	1 or 2
Sandwich Board	1	1	1	1	1	NA	NA	NA	NA
Shopping Center	2	2	2	2	2	2	2	2	2
Special Event/Temporary									
Off-Premises	1 or 2	1 or 2	1 or 2	1 or 2	1 or 2	1 or 2	1 or 2	1 or 2	1 or 2
On-Premises	2	2	2	2	2	2	2	NA2	NA
Wall	U	U	U	U	U	U	U	NAU	NA
Window	U	U	U	U	U	U	U	U	U

NA = not allowed
U = unlimited”

Section 4. Section 30.09(1) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

- “(1) CALCULATION OF MAXIMUM ALLOWED SIGN AREA. Except as provided by §30.31(3), the following totals are the maximum outdoor sign areas allowed on a single premises:

Zoning District	Maximum Outdoor Sign Area Allowed
R-1 & R-2	045 square feet <u>for nonconforming business;</u> 150 square feet <u>for religious institutions</u>
R-3 & R-4	64 square feet
C-1 & C-2	2 times street frontage
C-3 & CBD	4 times street frontage
M-1	3 times street frontage
M-2	4 times street frontage
PLI, DH	2 times street frontage

See §30.31(3) for "on-premises, sign area bonus" provisions."

Section 5. Section 30.10(1) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“(1) MAXIMUM ALLOWED SIGN HEIGHTS IN RESIDENTIAL ZONING DISTRICTS.

MAXIMUM ALLOWED SIGN HEIGHTS IN RESIDENTIAL ZONING DISTRICTS					
Sign Type	R-1A	R1-B	R-2	R-3	R-4
Address	*	*	*	*	*
Awning, Canopy & Marquee	NA	NA	NA	NA	NA
Signs under Awnings, Canopies & Marquees	NA	NA	NA	NA	NA
Banner	NA	NA	NA	NA	NA
Construction	*	*	*	*	*
Directional	6'	6'	6'	6'	6'
EVM	NA	NA	NA	NA	NA
Flags	U	U	U	U	U
Garage Sale	5'	5'	5'	5'	5'
Inflatable	NA	NA	NA	NA	NA
Large-Scale Development					
Permanent	5'	5'	5'	5'	5'
Temporary	15'	15'	15'	15'	15'
Memorial	4'	4'	4'	4'	4'

Multiple-Family	NA	NA	NA	6'	6'
Nameplate	1'	1'	1'	1'	1'
Office Complex	NA	NA	NA	NA	NA
Official	U	U	U	U	U
Political	5'	5'	5'	5'	5'
Portable	NA	NA	NA	NA	NA
Private Regulatory	8'	8'	8'	8'	8'
Projecting	NA	NA	NA	NA	NA
Real Estate	3'	3'	3'	4'	4'
Sandwich Board	NA	NA	NA	NA	NA
Shopping Center	NA	NA	NA	NA	NA
Special Event/Temporary					
Off-Premises	5'	5'	5'	5'	5'
On-Premises	NA	NA	NA	NA	NA
Wall	NA	NA	NA	NA	NA
Window	NA	NA	NA	NA	NA
Other Off-Premises Signs	NA	NA	NA	NA	NA
Other On-Premises Signs	<u>NA6'</u>	<u>NA6'</u>	<u>NA6'</u>	<u>NA6'</u>	<u>NA6'</u>

U = unlimited

NA = not allowed

* = limited in height only by maximum sign area"

Section 6. Section 30.10(2) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“(2) MAXIMUM ALLOWED SIGN HEIGHTS IN NONRESIDENTIAL ZONING DISTRICTS.

MAXIMUM ALLOWED SIGN HEIGHTS IN NONRESIDENTIAL ZONING DISTRICTS									
Sign Type	C-1	C-2	C-3	CBD1	CBD2	M-1	M-2	PLI	DH
Address	*	*	*	*	*	*	*	*	*
Awning, Canopy & Marquee	*	*	*	*	*	*	*	<u>NA*</u>	NA

Signs under Awnings, Canopies & Marquees	*	*	*	*	*	*NA	*NA	NA	NA
Banner									
Permanent	*	*	*	*	*	*	*	*	*NA
Temporary	10'	10'	10'	10'	10'	10'	10'	NA10'	NA
Construction	*	*	*	*	*	*	*	*	*
Directional	8'	8'	8'	8'	8'	8'	8'	8'	8'
EVM									
Time & Temp	*	*	*	*	*	NA	NA	NA	NA
Other	NA*	*	*	*	*	NA*	NA*	NA*	NA
Flags	U	U	U	U	U	U	U	U	U
Garage Sale	NA	NA	NA	NA	NA	NA	NA	NA	NA
Inflatable	*	*	*	*	*	NA	NA	NA	NA
Large-Scale Development									
Permanent	10'	10'	10'	10'	10'	10'	10'	10'	10'
Temporary	15'	15'	15'	15'	15'	15'	15'	15'	15'
Memorial	4'	4'	4'	4'	4'	4'	4'	4'	4'
Multiple-Family	NA6'	NA6'	NA6'	NA6'	NA6'	NA	NA	NA	NA
Nameplate	1'	1'	1'	1'	1'	1'	1'	1'	1'
Office Complex	8'	8'	8'	8'	8'	8'	8'	8NA	8NA
Official	U	U	U	U	U	U	U	U	U
Political	10'	10'	10'	10'	10'	10'	10'	10'	10'
Portable	NA5'	5'	5'	5'	5'	NA5'	NA5'	NA5'	NA
Private Regulatory	8'	8'	8'	8'	8'	8'	8'	8'	8'
Projecting	*	*	NA*	*	*	NA*	NA*	NA*	NA
Real Estate	4'	4'	6'	4'	4'	6'	6'	4'	3'
Sandwich Board	4'	4'	4'	4'	4'	NA	NA	NA	NA
Shopping Center	NA	20'	50'	20'	20'	NA	NA	NA	NA
Special Event/Temporary									
Off-Premises	10'	10'	10'	10'	10'	10'	10'	10'	10'
On-Premises (secondary)	10'	10'	10'	10'	10'	10'	10'	NA10'	NA

Wall	*	*	*	*	*	*	*	NA*	NA
Window	*	*	*	*	*	NA	NA	NA	NA
Other Off-Premises									
Improved Lots	NA	NA	50'	NA	NA	30'	50'	NA	NA
Unimproved Lots									
a) Pole Signs	NA	NA	NA	NA	NA	30'	NA	NA	NA
b) Non-Pole Signs	NA	NA	NA	NA	NA	30'	50'	NA	NA
Other On-Premises									
Primary	20'	20'	50'	20'	20'	30'	50'	8'	15'
Secondary	10'	10'	10'	10'	10'	10'	10'	10'	10'

U = unlimited

NA = not allowed

* = sign height is limited only by other dimensional restrictions such as restrictions on sign face area, vision triangle regulations, etc.”

Section 7. Section 30.12(3)(a) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“(a) *Building Permit Required.* No person shall install or erect an awning, canopy, or marquee on any building without obtaining a building permit required by §9.28(10)(a) of this Municipal Code. Awnings, canopies and marquees may be constructed in all commercial-~~and~~, manufacturing, ~~and~~ **PLI** zoning districts in the City of Beloit.”

Section 8. Section 30.12(4)(c) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“(c) Not exceed the following sign areas:

Zoning District	Maximum Sign Area
C-1, C-2, C-3	150 sq. ft.
CBD, M-1, M-2, PLI	300 sq. ft.

No "on-premises, sign area bonus" applies to awning, canopy or marquee signs.”

Section 9. Section 30.12(4)(e) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“(c) ~~Not be limited in number~~Be limited to one.”

Section 10. Section 30.13(2)(a)2 of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“2. Be permitted in commercial ~~and~~, manufacturing, and PLI zoning districts ~~only as a secondary, on-premises signs.~~”

Section 11. Sections 30.13(2)(b)2 and 30.13(2)(b)3 of the Code of General Ordinances of the City of Beloit are hereby amended to read as follows:

“2. Be permitted in commercial ~~and~~, manufacturing, and PLI zoning districts as on-premises signs.

3. Not exceed 150 square feet in C-1, C-2 ~~and~~, C-3, and PLI zoning districts and 300 square feet in CBD and manufacturing ~~ing~~ zoning districts.”

Section 12. Section 30.16(2)(j) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“(j) Be counted as off-premises signs or ~~secondary, on-premises signs.~~”

Section 13. Sections 30.17(2)(b)2 and 30.17(2)(b)3 of the Code of General Ordinances of the City of Beloit are hereby amended to read as follows:

“2. Be permitted in ~~C-2, C-3 and CBD~~ commercial, manufacturing, and PLI zoning districts as secondary, on-premises signs.

3. Not exceed maximum allowable sign area as follows:

Zoning District	Maximum EVM Sign Area
C-1, C-2 & , <u>and C-3</u>	75 sq. ft.
CBD, M-1, M-2, and PLI	150 sq. ft.

An "on-premises, sign area bonus" may be permitted by §30.31(3) of this chapter.”

Section 14. Section 30.26(2)(b) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“(b) Be permitted in ~~R-3 and R-4~~ all zoning districts, which allow multi-family land uses.”

Section 15. Section 30.34(2)(b) of the Code of General Ordinances of the City of

Beloit is hereby amended to read as follows:

“(b) Be permitted in ~~C-2, C-3 and CBD~~ commercial, manufacturing, and PLI zoning districts, ~~as a secondary, on-premises sign.~~”

Section 16. Section 30.35(2) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“(2) REGULATIONS. Primary, on-premises signs shall:

(a) Require a sign permit and permit fee.

~~(b) Not be permitted in residential zoning districts, except religious institutions.~~ ~~(e)(b)~~ Not exceed the following number of square feet when located in the following zoning districts:

Type of Primary Sign	Zoning District										
	R-1 & R-2	R-3 & R-4	C-1	C-2	C-3	CBD1	CBD2	M-1	M-2	PLI	DH
Awning, Canopy, Marquee	NA	NA	150	150	150	300	300	300	300	NA 300	NA
Ground Mounted	45	45	150	150	150	300	300	300	300	NA 300	NA
<u>Multiple-Family Dwelling Sign</u>	NA	32	32	32	32	32	32	NA	NA	NA	NA
Pole Sign	NA	NA	150	150	150	150	150	150	150	NA 300	NA
Projecting	NA	NA	NA	NA	NA	20	20	NA	NA	NA	NA
Wall Sign	45	45	150	150	150	300	300	300	300	NA 300	NA
Permanent Banner Sign	NA	NA	150	150	150	300	300	300	300	NA	NA

NA = Not Allowed

~~(d)(c)~~ Not exceed 20 feet in height in C-1, C-2 and CBD zoning districts; 30 feet in M-1 zoning districts; 50 feet in C-3 and M-2 zoning districts; ~~15 feet in DH zoning districts~~ and ~~820~~ feet in PLI districts. Signs for religious institutions may not exceed 20 feet in height and 150 square feet in area.

~~(e)(d)~~ Not exceed one in number.

~~(f)~~(e) Meet the setback requirements of the Zoning Code for the zoning district in which the sign is located and not be located in a vision triangle in violation of §8.4 of the Zoning Code, except that pole signs can be located in the setback area if the bottom of the sign face is more than 10 feet above street grade.

~~(g)~~(f) Not be subject to time limits.

~~(h)~~(g) Be included as part of the maximum sign area allowed by §30.09 for the premises where the sign is displayed.

(h) A primary, on-premise sign can be a changing sign, but the sign face may not change more frequently than once every four seconds.”

Section 17. Section 30.37(2)(b) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“(b) Be permitted in ~~CBD~~all non-residential zoning districts, but only as an on-premises sign.”

Section 18. Section 30.40(1)(a) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“(a) *Secondary, On-Premises Signs.* A secondary, on-premises sign is an outdoor, on-premises sign which is subordinate to and smaller than the primary, on-premises sign. A secondary, on-premises sign does not include: address signs; temporary banner signs; construction signs; directional signs; door signs; flags; garage sale signs; kiosk signs; large-scale development signs; memorial signs; multiple-family dwelling signs; nameplate signs; office complex signs; official signs; political signs; portable signs; private regulatory signs; projecting sign; real estate signs; sandwich board signs; ~~or~~ shopping center identification signs or special event/temporary signs.”

Section 19. Section 30.40(2)(c) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“(c) Not exceed 3045 square feet in area ~~or 10 percent of the sign area of the primary, on-premises sign, whichever is less, unless a larger sign area is permitted by §30.31(3).~~”

Section 20. Section 30.42(1)(a) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“(a) Special Event/Temporary Sign. A special event/temporary sign is an outdoor sign which may be displayed for a limited period of time (i.e. 30 days) and advertises a future or contemporaneous sale, performance or similar activity. A special event/temporary sign may be used as a ~~secondary, an~~ on-premises sign or an off-premises sign. The following temporary signs are regulated elsewhere in this chapter: temporary banner signs; construction signs; garage sale signs; inflatable signs; kiosk signs; political signs; portable signs; real estate signs; sandwich board signs; temporary, large-scale development signs; and window signs. All other temporary signs are regulated by this section.”

Section 21. Sections 30.42(2)(a), 30.42(2)(a)2 and 30.42(2)(a)3 of the Code of General Ordinances of the City of Beloit are hereby amended to read as follows:

“(a) ~~Secondary, On-Premises, Special Event/Temporary Signs~~. Except as noted in subsection (1)(a), ~~secondary, —~~on-premises, special event/temporary signs are regulated exclusively by this section. They shall:

2. Be permitted in commercial, ~~and~~ manufacturing, and PLI zoning districts ~~as secondary, on-premises sign~~.
3. ~~Not exceed 20 percent of the maximum sign area allowed by §30.09 for the premises on which it is displayed.~~ No "on-premises, sign area bonus" applies to special event/temporary signs.”

Section 22. Sections 30.43(2)(b) and 30.43(2)(c) of the Code of General Ordinances of the City of Beloit are hereby amended to read as follows:

- “(b) Be permitted in commercial, ~~and~~ manufacturing, PLI zoning districts as an on-premises sign.
- (c) Not exceed 150 square feet of sign area in C-1, C-2 and C-3 zoning districts and 300 square feet in sign area in CBD, ~~and~~ manufacturing, and PLI zoning districts when used as a primary, on-premises sign. ~~Not exceed 30 square feet of sign area or 10 percent of the sign area of the primary, on-premises sign, whichever is less, when used a secondary on-premises sign.”~~

Section 23. Section 30.47(2) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

- “(2) UNLAWFUL SIGNS. When any sign is unlawfully erected or maintained in violation of any provision of this chapter, the building official shall issue a written notice requiring the sign owner to remove the sign or to

bring it into compliance with this chapter within ~~30~~10 days. If the sign owner is a tenant, a copy of the notice shall be sent to the landlord. The notice shall be delivered in person or by regular first class mail to the last known address of the sign owner and landowner. The notice shall advise the sign owner that if he fails to comply with the notice, that the building official will issue a municipal court citation charging the sign owner with a violation of the ordinance(s) referred to in the notice. The notice shall also advise the sign owner of his right to seek review of, or appeal, the order as provided in §1.15 of this Municipal Code.”

Section 24. This ordinance shall be in force and take effect upon passage and publication.

Adopted this _____ day of November, 2013.

BELOIT CITY COUNCIL

By: _____
Charles M. Haynes, President

ATTEST:

By: _____
Rebecca Houseman LeMire, City Clerk

PUBLISHED: _____

EFFECTIVE DATE: _____

01-611100-5231-_____

tdh/ord/Chp 30 (2013 revisions)=ORD=130911 1650 (rdln) (13-1204)

**RESOLUTION APPROVING CHANGE OF AGENT
ALCOHOL BEVERAGE LICENSE**

WHEREAS, the agent of record for Pilot Travel Centers, LLC, d/b/a Pilot Travel Center #289, located at 3001 Milwaukee Road is Juanita Cardinal; and

WHEREAS, Pilot Travel Centers, LLC, d/b/a Pilot Travel Center #289, has requested and the Alcohol Beverage License Control Committee has recommended that the agent be changed to David Hauck.

NOW, THEREFORE, IT IS RESOLVED that the new agent for Pilot Travel Centers, LLC, d/b/a Pilot Travel Center #289, located at 3001 Milwaukee Road, is David Hauck.

Dated this 21st day of October 2013.

Charles M. Haynes, President
Beloit City Council

Attest:

Rebecca Houseman LeMire, City Clerk



**ALCOHOL BEVERAGE LICENSE CONTROL COMMITTEE
RECOMMENDATION**

TO: Beloit City Council

FROM: Alcohol Beverage License Control Committee

DATE: October 8, 2013

SUBJECT: Change of Agent for Pilot Oil #289, 3001 Milwaukee Rd.

The Alcohol Beverage License Control Committee recommends the Beloit City Council approve the Change of Agent at Pilot Oil #289 from Juanita Cardinal to David Hauck.

Motion carried 5-0.

Rebecca Houseman LeMire
City Clerk

4410 44 9-25-13

SCHEDULE FOR APPOINTMENT OF AGENT BY CORPORATION/NONPROFIT ORGANIZATION OR LIMITED LIABILITY COMPANY

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by the officer(s) of the corporation/organization or members/managers of a limited liability company and the recommendation made by the proper local official.

To the governing body of: Town Village of Beloit County of Rock
 City

The undersigned duly authorized officer(s)/members/managers of Pilot Travel Centers LLC
(registered name of corporation/organization or limited liability company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as Pilot Travel Center # 289
(trade name)

located at 3001 Milwaukee Road, Beloit, WI 53511

appoints David Hauck
(name of appointed agent)

949 Central Ave., Beloit WI 53511
(home address of appointed agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?


Yes No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? Yes No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 10 years

Place of residence last year 949 Central Ave., Beloit, WI 53511

For: Pilot Travel Centers LLC
(name of corporation/organization/limited liability company)

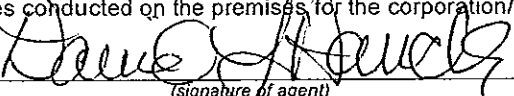
By:  David Enkema - Tax Manager
(signature of Officer/Member/Manager)

And: _____
(signature of Officer/Member/Manager)

ACCEPTANCE BY AGENT

I, David Hauck, hereby accept this appointment as agent for the
(print/type agent's name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

 9/26/13 Agent's age _____
(signature of agent) (date)

949 Central Ave., Beloit, WI 53511 Date of birth _____
(home address of agent)

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(date) (signature of proper local official) (town chair, village president, police chief)

AUXILIARY QUESTIONNAIRE ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk.

Individual's Full Name (please print) (last name)		(first name)		(middle name)	
Hauck		David		Joseph	
Home Address (street/route)		Post Office		City	State
949 Central Ave.				Beloit	WI
Home Phone Number		Age	Date of Birth		Place of Birth
(815) 505-5426					Chicago, IL

The above named individual provides the following information as a person who is (check one):

- Applying for an alcohol beverage license as an individual.
- A member of a partnership which is making application for an alcohol beverage license.

David Hauck of Pilot Travel Centers LLC
(Officer/Director/Member/Manager/Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

- How long have you continuously resided in Wisconsin prior to this date? 6 years
- Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? Yes No
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
- Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? Yes No
 If yes, describe status of charges pending.
- Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? Yes No
 If yes, identify. (Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? Yes No
 If yes, identify. (Name of Wholesale Licensee or Permittee) (Address By City and County)
- Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employed From	To
Michaels Arts + Crafts	Janesville, WI	Sept 2008	Sept 2009
Employer's Name	Employer's Address	Employed From	To
Self Employed - Bravo Pizza	Rockford, IL	2005	2007

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

Subscribed and sworn to before me

this 26th day of Sept, 2013
Julius J. Ahrens
(Clerk/Notary Public)
 My commission expires 10-11-15

David Hauck
(Signature of Named Individual)



Printed on Recycled Paper

**RESOLUTION APPROVING CLASS “B” BEER AND
“CLASS B” LIQUOR LICENSE**

WHEREAS, an application has been received for a Class “B” Beer and “Class B” Liquor License for The Hideout, LLC, d/b/a The Hideout, located at 1901 Liberty Avenue; and

WHEREAS, the Alcohol Beverage License Control Committee recommended approval for the Class “B” Beer and “Class B” Liquor License.

NOW, THEREFORE, BE IT RESOLVED, that the Class “B” Beer and “Class B” Liquor License for The Hideout, LLC, d/b/a The Hidout, located at 1901 Liberty Avenue, Scott Murray, Agent, is hereby approved.

Dated this 21st day of October 2013.

BELOIT CITY COUNCIL

Charles M. Haynes, President

ATTEST:

Rebecca Houseman LeMire, City Clerk



**ALCOHOL BEVERAGE LICENSE CONTROL COMMITTEE
RECOMMENDATION**

TO: Beloit City Council

FROM: Alcohol Beverage License Control Committee

DATE: October 8, 2013

SUBJECT: **Class "B" Beer and "Class B" Liquor License, The Hideout LLC, 1901 Liberty Avenue**

The Alcohol Beverage License Control Committee recommends the Beloit City Council approve the application of The Hideout LLC, Scott Murray, Agent.

Motion carried 6-0.

Rebecca Houseman LeMire
City Clerk

Copy

ORIGINAL ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk.

For the license period beginning _____ 20 _____ ;
ending 6-30 20 14

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

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

1. The named INDIVIDUAL PARTNERSHIP LIMITED LIABILITY COMPANY
 CORPORATION/NONPROFIT ORGANIZATION

hereby makes application for the alcohol beverage license(s) checked above.

2. Name (individual/partners give last name, first, middle; corporations/limited liability companies give registered name): THE HIDEOUT, LLC

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the name, title, and place of residence of each person.

Title	Name	Home Address	Post Office & Zip Code
President/Member	<u>SCOTT MURRAY</u>	<u>1517 PARKER CT</u>	<u>JANESVILLE 53541</u>
Vice President/Member			
Secretary/Member			
Treasurer/Member			
Agent			
Directors/Managers			

3. Trade Name THE HIDEOUT Business Phone Number 608-312-6844
4. Address of Premises 1901 LIBERTY AVE Post Office & Zip Code BELoit 53511

5. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? Yes No
6. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? Yes No
7. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? Yes No
8. (a) Corporate/limited liability company applicants only: Insert state WI and date _____ of registration. Yes No
(b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? Yes No
(c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? Yes No
(NOTE: All applicants explain fully on reverse side of this form every YES answer in sections 5, 6, 7 and 8 above.)

9. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) LOWER LEVEL BAR, MAIN LEVEL BAR/DINING
10. Legal description (omit if street address is given above): _____
11. (a) Was this premises licensed for the sale of liquor or beer during the past license year? Yes No
(b) If yes, under what name was license issued? CASBY S. LLC'S DBA LIBERTY INN
12. Does the applicant understand they must file a Special Occupational Tax return (TTB form 5630.5) before beginning business? [phone 1-800-937-8864]. Yes No
13. Does the applicant understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in Section 2, above? [phone (608) 266-2776] 456-1027877902-02 Yes No
14. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? Yes No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signers. Signers agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants and each member of a partnership applicant must sign; corporate officer(s), members/managers of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

SUBSCRIBED AND SWORN TO BEFORE ME

this 17th day of September, 20 13

[Signature]
(State/Notary Public)

My commission expires 8-21-17

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

(Officer of Corporation/Member/Manager of Limited Liability Company/Partner)

(Additional Partner(s)/Member/Manager of Limited Liability Company if Any)

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk	Date reported to council/board	Date provisional license issued	Signature of Clerk / Deputy Clerk
<u>9-17-13</u>	<u>10-7-13</u>	<u>N/A</u>	
Date license granted	Date license issued	License number issued	
		<u>N/A</u>	

SCHEDULE FOR APPOINTMENT OF AGENT BY CORPORATION/NONPROFIT ORGANIZATION OR LIMITED LIABILITY COMPANY

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by the officer(s) of the corporation/organization or members/managers of a limited liability company and the recommendation made by the proper local official.

To the governing body of: Town Village City of Beloit County of Rock

The undersigned duly authorized officer(s)/members/managers of THE HIDEOUT, LLC
(registered name of corporation/organization or limited liability company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as LIBERTY INNSM THE HIDEOUT
(trade name)

located at 1901 LIBERTY AVE, BELOIT, WI 53501

appoints SCOTT MURRAY
(name of appointed agent)
1517 PARKER CT, JANESVILLE, WI 53545
(home address of appointed agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? Yes No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 27

Place of residence last year 1517 PARKER CT, JANESVILLE, WI 53545

For: The Hideout, LLC
(name of corporation/organization/limited liability company)

✓ By: SM
(signature of Officer/Member/Manager)

And: _____
(signature of Officer/Member/Manager)

ACCEPTANCE BY AGENT

I, SCOTT MURRAY, hereby accept this appointment as agent for the
(print/type agent's name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

SM 9-10-13 Agent's age _____
(signature of agent) (date)

1517 PARKER CT, JANESVILLE, WI 53545 Date of birth _____
(home address of agent)

**APPROVAL OF AGENT BY MUNICIPAL AUTHORITY
(Clerk cannot sign on behalf of Municipal Official)**

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(date) (signature of proper local official) (town chair, village president, police chief)

AUXILIARY QUESTIONNAIRE ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk.

Individual's Full Name (please print) (last name)		(first name)		(middle name)	
SCOTT MURRAY		SCOTT		RICHARD	
Home Address (street/route)		Post Office	City	State	Zip Code
1517 PARKER CT			JANESVILLE	WI	53545
Home Phone Number		Age	Date of Birth	Place of Birth	
608 312 6844				ELKHORN, WI	

The above named individual provides the following information as a person who is (check one):

- Applying for an alcohol beverage license as an individual.
- A member of a partnership which is making application for an alcohol beverage license.
- AGENT & President of THE HIDEOUT, LLC
(Officer/Director/Member/Manager/Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

- How long have you continuously resided in Wisconsin prior to this date? 27
- Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? Yes No
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
- Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? Yes No
 If yes, describe status of charges pending.
- Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? Yes No
 If yes, identify. (Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? Yes No
 If yes, identify. (Name of Wholesale Licensee or Permittee) (Address By City and County)
- Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employed From	To
ABC Supply Co	1 ABC PKWY	9-2001	MAY 2013
HJFLOR	2101 KENNEDY RD	DEC 93	DEC 2000

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

Subscribed and sworn to before me

this 17th day of September, 2013

Judith A. Elson
(Clerk/Notary Public)

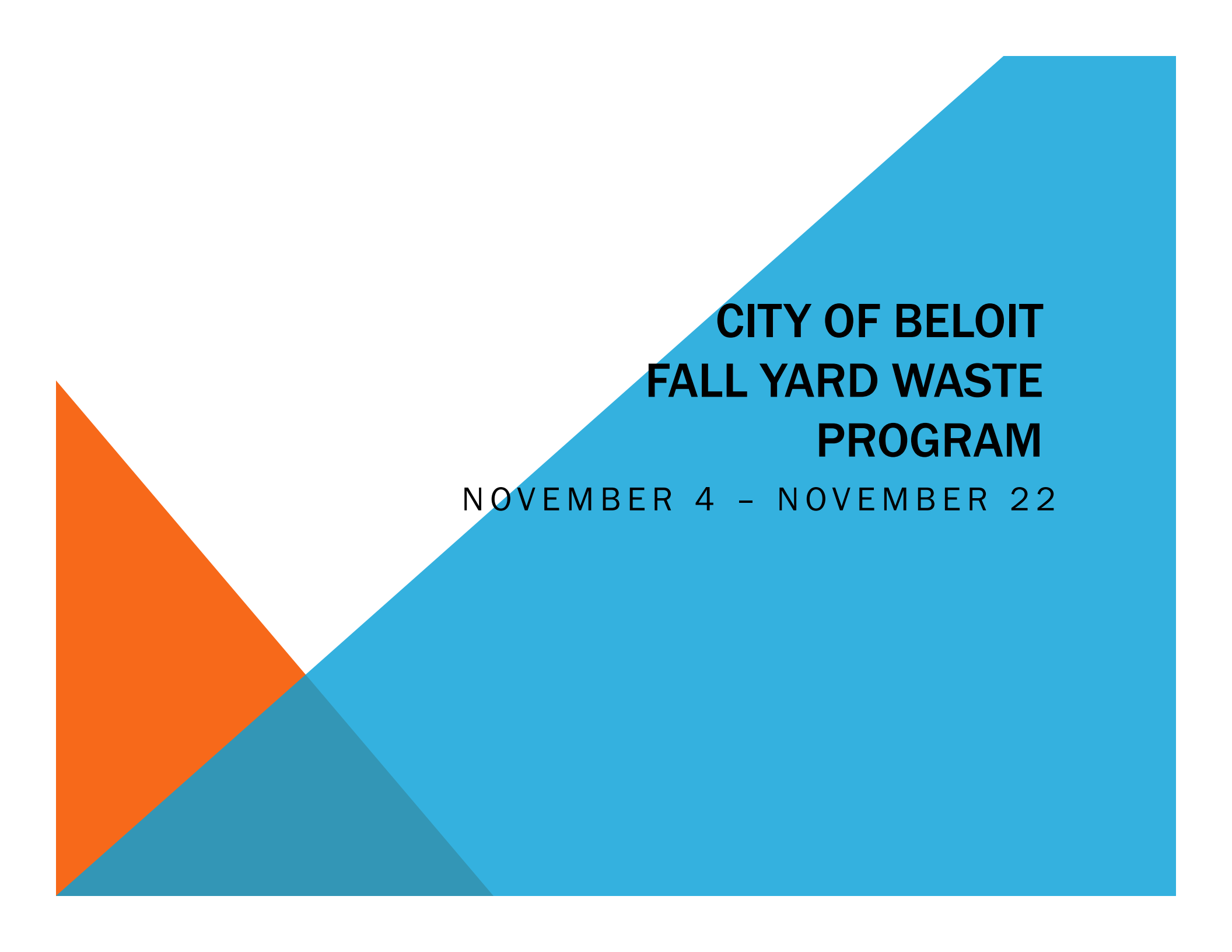
[Signature]
(Signature of Named Individual)

My commission expires 8-21-17



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Wisconsin Department of Revenue



**CITY OF BELOIT
FALL YARD WASTE
PROGRAM**

NOVEMBER 4 - NOVEMBER 22

CURBSIDE COLLECTION FREE!

Leaves

Grass Clippings

Garden Debris



CURBSIDE COLLECTION REQUIREMENTS



**Paper Yard Waste Bag
Back to Nature -
Biodegradable Bags**

Clean Trash Can

- **Under 39 gallons**
- **Weight under 60lbs**

CURBSIDE COLLECTION STICKERS



**Sheets of 5 for \$7.50
Available at: City Hall
Treasurer's, Public
Works Operation,
Grinnell Hall and
Leisure Services.**

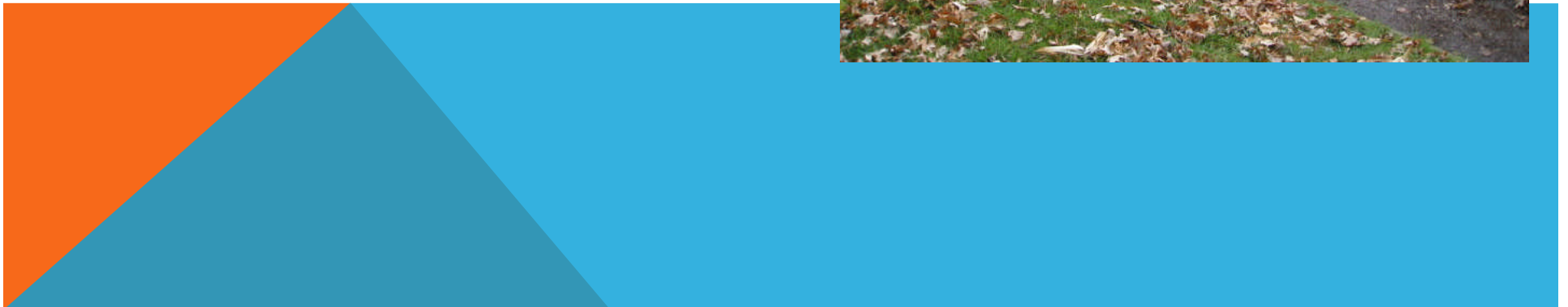
Brush and Shrubbbery

- **Less than 4'X4'**

LEAF VACUUM OCTOBER 29 – NOVEMBER 16

Subscription \$100

**Blow or rake leaves
to terrace**



FALL YARD WASTE OPTIONS

Leaflan Compost Center

6711 St. Lawrence

Beloit, WI 53511

(608) 364-1909



FALL YARD WASTE DPW - ACTIVITIES



QUESTIONS



RESOLUTION
AUTHORIZING THE CITY MANAGER TO APPLY FOR A COMMUNITY
DEVELOPMENT INVESTMENT GRANT FROM THE WISCONSIN ECONOMIC
DEVELOPMENT CORPORATION (WEDC)

WHEREAS, the Wisconsin Economic Development Corporation (WEDC) has created and funded Community Development Investment Grant Program (CIP) that offers funds to support redevelopment efforts by providing financial incentives for shovel-ready projects that emphasize downtown community driven efforts; and

WHEREAS, the grant program intends to assist projects that demonstrate significant, measurable benefits in job opportunities, property values and leverage private investment; and

WHEREAS, the goals of grant include: create and retain jobs, increase tax base, reduce sprawl, and promote vibrant downtown districts that protect the property values in surrounding residential neighborhoods; and

WHEREAS, as the proposed site is located immediately adjacent to a designated Wisconsin Main Street district; and

WHEREAS, the Main Street Program continues to support major downtown redevelopment efforts including the revitalization of the Ironworks Campus; and

WHEREAS, the Ironworks Campus is a significant landmark property that occupies a large portion of Beloit's Central Business District and has contributed significantly to Beloit's industrial heritage for over 100 years, and

WHEREAS, Hendricks Commercial Properties (HCP) who owns the Ironworks has made significant prior private investment into the facility that has caused the attraction of new companies and the creation of jobs; and

WHEREAS, HCP is committed to continue this revitalization effort; and

WHEREAS, the City of Beloit has supported the redevelopment of the site through prior investments into infrastructure including the renovation and development of parking lots, streetscape improvements, and road improvements; and

WHEREAS, the continued revitalization of the Ironworks Campus as it will result in new business development and job creation; and

WHEREAS, the project is expected to create 185 jobs; and

WHEREAS, the estimated private investment by HCP into the revitalization of the site is expected to exceed \$30 million dollars; and

WHEREAS, HCP's private investment commitment far exceeds the grants match requirements; and

WHEREAS, if a grant award is made to the City of Beloit the City will act as a pass-through agent for the funds and no City funds will be involved in the project; and

WHEREAS, the Wisconsin Economic Development Corporation is accepting grant applications for their Community Development Investment Grant Program.

NOW THEREFORE IT IS HEREBY RESOLVED, that the City Manager is authorized to delegate the administration of the application and all related documents for the CIP Grant funding on this particular project.

Adopted at Beloit, Wisconsin, this 21st day of October, 2013.

BELOIT CITY COUNCIL

Charles M. Haynes, President

ATTEST:

Rebecca Houseman LeMire, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Resolution authorizing the City Manager to apply for a Community Development Investment Grant from the Wisconsin Economic Development Corporation.

Date: 10/21/13

Presenter(s): Andrew Janke

Department(s): Economic Development

Overview/Background Information: For over 120 years the site currently known as the Ironworks has been home to one of Beloit's most significant economic engines. Known as the Beloit Corporation, for most of its history, the company generated wealth, employed thousands of individuals, and physically dominated a large portion of Beloit's Central Business District for many decades. Despite this long history of success economic conditions forced the Beloit Corporation to declare bankruptcy in 1999 and closed by 2000 resulting in over 2,000 area residents to lose their jobs. After the facility closed it remained abandoned and began to fall into disrepair until it was purchased by Ken and Diane Hendricks in 2001. Since that time the Hendricks's, through Hendricks Commercial Properties (HCP) have renamed the site the Ironworks and have invested significant private funds into its transformation into a viable mixed-use facility. Over 300,000 square feet have been renovated thus far and 13 companies are located there employing approximately 461 individuals. The City of Beloit has supported the redevelopment of the facility by reconstructing 3rd Street and renovating and creating new parking lots to support the site. Despite this impressive effort a large portion of the facility (500,000 Square Feet) remains vacant and underutilized. HCP has developed a redevelopment plan for the remainder the facility which they would like to implement over the next 12–24 months. When fully occupied up to 1,500 people could be employed at the site. As market rental rates in Downtown Beloit do not support the cost of renovating these older spaces into modern functional spaces, HCP is seeking financial assistance to support the next phases of renovation. The City of Beloit's TID #5 has surpassed its expenditure period and due to State equalized value limitations is unable to create a new or expand an existing TID district. Therefore, the City is in no position to offer any direct financial assistance to the project.

The Wisconsin Economic Development Corporation (WEDC) has created and funded the Community Development Investment Grant Program (CIP). This program offers Wisconsin Communities up to \$500,000 to support redevelopment projects by providing financial incentives for shovel-ready projects that emphasize downtown and community driven efforts. The goals of the grant include: create and retain jobs, increase tax base, reduce sprawl, and promote vibrant downtown districts that protect property values in its surrounding residential neighborhoods. Grant funds can be used for the redevelopment of and reuse of landmark downtown buildings.

Key Issues (maximum of 5):

1. WEDC policy requires that the City be the applicant for the grant funds, however, the City will act as a pass-through agent with the funds transferring to HCP. No City funds will be expended on the project.
2. Any and all grant funds received will be transferred to HCP to support the cost of building renovations.
3. As HCP will be investing over \$30,000,000 into the project, the grant match requirement of 75% will be more than satisfied.
4. If WEDC provides a grant award to the City, the City and HCP will enter into a Development Agreement that will define the roles and responsibilities of both parties before any funds are released to HCP.
5. WEDC is accepting submittals for this grant program on an on-going case by case basis.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.): This redevelopment project clearly supports Goal #2 since it has the potential to create new jobs and will leverage new private investment. The project also supports Goal #4 as it supports community revitalization.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels**
This redevelopment project is an excellent example of compact inner city redevelopment.
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
- **Reduce dependence on activities that harm life sustaining eco-systems**
This redevelopment project will not impact wetlands or sensitive wildlife.
- **Meet the hierarchy of present and future human needs fairly and efficiently**
The project achieves this as it utilizes the redevelopment of an existing urban site and therefore will not contribute to urban sprawl. No new public infrastructure will need to be extended to support it.

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation: Staff recommends approval of both resolutions.

Fiscal Note/Budget Impact: As this grant is structured as a pass-through all funds granted to the City as an applicant will be forwarded to HCP. There will be no expenditures of City Funds to support this project.

RESOLUTION
AUTHORIZING THE CITY MANAGER TO APPLY FOR AN IDLE INDUSTRIAL SITES
GRANT FROM THE WISCONSIN ECONOMIC DEVELOPMENT CORPORATION
(WEDC)

WHEREAS, the Wisconsin Economic Development Corporation (WEDC) has created and funded the Idle Industrial Sites Redevelopment Program that offers Wisconsin Communities up to \$1,000,000 for implementation of redevelopment plans for large industrial sites that have been idle, abandoned, or underutilized for a period of time; and

WHEREAS, for approved projects, these funds can be used for demolition, environmental remediation, or site-specific improvements to market the proposed sites attractiveness; and

WHEREAS, the goal of the grant is to stimulate investment and job creation for idle and underutilized sites that due to their scale and complexity cannot be redeveloped solely by the private sector, and

WHEREAS, WEDC is seeking projects that will enable its financial participation to make underutilized sites more attractive to end users so that the distressed property can be placed in a higher use that boosts community investment and creates jobs; and

WHEREAS, the proposed site is located immediately adjacent to a designated Wisconsin Main Street district; and

WHEREAS, the Main Street Program continues to support major downtown redevelopment efforts including the revitalization of the Ironworks Campus; and

WHEREAS, the Ironworks Campus is a significant landmark property that occupies a large portion of Beloit's Central Business District and has contributed significantly to Beloit's industrial heritage for over 100 years.

WHEREAS, the Beloit Ironworks Campus has undergone significant renovations over the course of the past several years yet still remains eligible under the WEDC's criteria for an Idle Site; and

WHEREAS, Hendricks Commercial Properties (HCP) who owns the Ironworks has made significant prior private investment into the facility which has caused the attraction of new companies and the creation of jobs; and

WHEREAS, HCP is committed to continue this revitalization effort; and

WHEREAS, the City of Beloit has supported the redevelopment of the site through prior investment into infrastructure including the renovation and development of parking lots, streetscape improvements, and road improvements; and

WHEREAS, the City supports the continued revitalization of the Ironworks Campus as it will result in new business development and job creation; and

WHEREAS, the project is expected to create 185 new jobs, and

WHEREAS, the estimated private investment by HCP into the revitalization of the site is expected to exceed \$30 million private dollars; and

WHEREAS, HCP's private investment commitment far exceeds the grants match requirements; and

WHEREAS, if a grant award is made to the City of Beloit the City will act as a pass-through agent for the funds and no City funds will be involved in the project; and

WHEREAS, the Wisconsin Economic Development Corporation is accepting grant applications for their Idle Industrial Sites Redevelopment Program.

NOW THEREFORE IT IS HEREBY RESOLVED, that the City Manager is authorized to delegate the administration of the application and all related document for the application of an Idle Sites Grant from the WEDC to support the continued revitalization of the Ironworks campus.

Adopted at Beloit, Wisconsin, this 21st day of October, 2013.

BELOIT CITY COUNCIL

Charles M. Haynes, President

ATTEST:

Rebecca Houseman LeMire, City Clerk

CITY OF БЕЛОIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Resolution authorizing the City Manager to apply for an Idle Industrial Sites Grant from the Wisconsin Economic Development Corporation.

Date: 10/21/13

Presenter(s): Andrew Janke

Department(s): Economic Development

Overview/Background Information: For over 120 years the site currently known as the Ironworks has been home to one of Beloit's most significant economic engines. Known as the Beloit Corporation, for most of its history, the company generated wealth, employed thousands of individuals, and physically dominated a large portion of Beloit's Central Business District for many decades. Despite this long history of success economic conditions forced the Beloit Corporation to declare bankruptcy in 1999 and closed by 2000 resulting in over 2,000 area residents to lose their jobs. After the facility closed it remained abandoned and began to fall into disrepair until it was purchased by Ken and Diane Hendricks in 2001. Since that time the Hendricks's, through Hendricks Commercial Properties (HCP) have renamed the site the Ironworks and have invested significant private funds into its transformation into a viable mixed-use facility. Over 300,000 square feet have been renovated thus far and 13 companies are located there employing approximately 461 individuals. The City of Beloit has supported the redevelopment of the facility by reconstructing 3rd Street and renovating and creating new parking lots to support the site. Despite this impressive effort a large portion of the facility (500,000 Square Feet) remains vacant and underutilized. HCP has developed a redevelopment plan for the remainder the facility which they would like to implement over the next 12–24 months. When fully occupied up to 1,500 people could be employed at the site. As market rental rates in Downtown Beloit do not support the cost of renovating these older spaces into modern functional spaces, HCP is seeking financial assistance to support the next phases of renovation. The City of Beloit's TID #5 has surpassed its expenditure period and due to State equalized value limitations is unable to create a new or expand an existing TID district. Therefore, the City is in no position to offer any direct financial assistance to the project.

The Wisconsin Economic Development Corporation (WEDC) has created and funded the Idle Industrial Sites Redevelopment Program. This program offers Wisconsin Communities up to \$1,000,000 for implementation of redevelopment plans for industrial sites over 10 acres that have been idle, abandoned, or underutilized for a period time. The goal of the grant is to stimulate investment and job creation for idle and underutilized sites that due to their scale and complexity cannot be redeveloped solely by the private sector. Grant funds can be used for demolition, environmental remediation, or site-specific improvements to enhance the sites marketability.

Key Issues (maximum of 5):

1. WEDC policy requires that the City be the applicant for the grant funds, however, the City will act as a pass-through agent with the funds transferring to HCP. No City funds will be expended on the project.
2. Any and all grant funds received will be transferred to HCP to support the cost of constructing a "Center Spine Road."
3. As HCP will be investing over \$30,000,000 into the project, the grant match requirement of 30% will be more than satisfied.
4. If WEDC provides a grant award to the City, the City and HCP will enter into a Development Agreement that will define the roles and responsibilities of both parties before any funds are released to HCP.
5. WEDC deadline for submittals for this grant program is October 31, 2013.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.): This redevelopment project clearly supports Goal #2 since it has the potential to create new jobs and will leverage new private investment. The project also supports Goal #4 as it supports community revitalization.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels**
This redevelopment project is an excellent example of compact inner city redevelopment.
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
- **Reduce dependence on activities that harm life sustaining eco-systems**
This redevelopment project will not impact wetlands or sensitive wildlife.
- **Meet the hierarchy of present and future human needs fairly and efficiently**
The project achieves this as it utilizes the redevelopment of an existing urban site and therefore will not contribute to urban sprawl. No new public infrastructure will need to be extended to support it.

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation: Staff recommends approval of both resolutions.

Fiscal Note/Budget Impact: As this grant is structured as a pass-through all funds granted to the City as an applicant will be forwarded to HCP. There will be no expenditures of City Funds to support this project.