



**AGENDA
BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Monday, January 6, 2014**

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
4. PUBLIC HEARINGS
 - a. Proposed Ordinance amending the City of Beloit **Comprehensive Plan** to change the future land use designation of the properties located at 2508, 2554, 2570, and 2600 Milwaukee Road from Community Commercial to Institutional and Community Service (School District of Beloit) (Christensen)
Plan Commission recommendation for approval 5-0
First Reading, suspend rules for Second Reading
 - b. Proposed Ordinance amending the City of Beloit **Zoning District Map** to change the zoning district classification of the properties located at 2554, 2570, and 2600 Milwaukee Road from C-1, Office District, to PLI, Public Lands and Institutions District (School District of Beloit) (Christensen) Plan Commission recommendation for approval 5-0
First Reading, suspend rules for Second Reading
 - c. Resolution authorizing a **Conditional Use Permit** to allow Office and Health Club uses in an M-2, General Manufacturing District, for the properties located at 601, 605, 645, 655 and 701 Third Street (Christensen)
Plan Commission recommendation for approval 5-0
5. CITIZENS PARTICIPATION
6. CONSENT AGENDA

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

- a. Approval of the **Minutes** of the Regular and Special Meetings of December 16, 2013 (LeMire)
- b. Application for a **Class "A" Beer and "Class A" Liquor License** for Olde Town Market, Inc., d/b/a Olde Town Market, located at 905 Henry Avenue, Akbir Kang, Agent (LeMire)
Refer to ALBCC
- c. Proposed **Zoning Text Amendment** to repeal and recreate Sections 9.1.1 and 9.1.2 and to amend Sections 9.1.4, 9.2.1(A), and 9.2.2(E) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit relating to nonconforming uses and structures (Christensen) Refer to Plan Commission

- d. Proposed **Zoning Text Amendment** to create Section 5-102(a)(15) and to amend Section 5-103 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit relating to PLI, Public Lands and Institutions District, uses and standards (Christensen) Refer to Plan Commission
- e. Application for a **Conditional Use Permit** to allow an auto repair use in a C-3, Community Commercial District, for the property located at 1029 Fourth Street (Christensen) Refer to Plan Commission
- f. Application for a **Zoning Map Amendment** to change the zoning district classification of the properties located at 1203, 1233, 1249, 1253, and 1257 Sixth Street from R-2, Two-family Residential District, to PLI, Public Lands and Institutions District, and the properties located at 1313, 1317, 1323, 1327, 1333, 1339, 1343, 1349, and 1353 Sixth Street and 225 and 219 North Street from R-1B, Single-family Residential District, to PLI, Public Lands and Institutions District (School District of Beloit) (Christensen) Refer to Plan Commission
- g. Resolution **Combining Polling Places** for the Spring Primary Election on February 18, 2014 (if primary is necessary) (LeMire)
- h. Resolution approving the **Final Payment** of Public Works Contract C13-14, Shirland Bridge Seal (Boysen)

7. ORDINANCES

- a. Proposed Ordinance to amend Part J of Section III of the Index of Special Locations, Section 13.02 of the Code of General Ordinances of the City of Beloit, Relating to **Parking of Vehicles on the near side of Highways adjacent to Schoolhouses** (Gaston School) (Boysen) Second Reading

8. APPOINTMENTS – none

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

10. CITY MANAGER'S PRESENTATION – none

11. REPORTS FROM BOARD AND CITY OFFICERS

- a. Resolution approving **Compensation Adjustments** for the City Manager for the Calendar Year 2014 (Haynes)
- b. Resolution authorizing changes to the **2014 Schedule of "Beloit/Janesville Express" Transit Fares** for the City of Beloit, Wisconsin (Gavin)

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: January 2, 2014
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.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE
CITY OF БЕЛОIT COMPREHENSIVE PLAN**

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

Section 1. The Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan, adopted in §12.015 of the Code of General Ordinances of the City of Beloit, is hereby amended as follows:

The future land use category of the following described land is hereby changed from Community Commercial to Institutional & Community Services:

Part of the SE 1/4 of the NE 1/4 Township 1 North, Range 13 East of the 4th PM, City of Beloit, Wisconsin: Commencing at an iron pipe at the east 1/4 corner of said section 30; thence North 89°20' West along the East and West centerline of said Section 30, 164.54 feet to an iron pipe at the Southwest corner of land now owned by Justus; thence North parallel with the East line of said Section 30, and along the west line of Justus land, 263.97 feet to an iron pipe at the place of beginning of this description; thence North 27° 41' West 531.42 feet to an iron pipe; thence North 62° 19' East along the south line of land deeded to the State of Wisconsin in 1962, 163.6 feet to an iron pipe; thence S 27° 41' East along the West line of land deeded to the State of Wisconsin in 1962, 60.00 feet to an iron pipe; thence North 62° 19' East along the South line of land deeded to the State of Wisconsin in 1962 84.3 feet to an iron pipe; thence South, parallel with the East line of said Section 30, and along the West line of Justus land 533.53 feet to the place of beginning, containing 1.737 acres. Subject to an easement for ingress and egress over the Northwesterly 60 feet in equal width, of the Westerly 193.6 feet of the above description. All situated in the City of Beloit, County of Rock, State of Wisconsin (also known as 2508 Milwaukee Road, parcel number 23021500).

East 165 feet SE ¼ NE ¼ South of Milwaukee Road, all situated in the City of Beloit, County of Rock, State of Wisconsin (also known as 2554 Milwaukee Road, parcel number 23021600).

Part SW ¼ NW ¼, West 189 feet South of Milwaukee Road (Part Lot 5 Morgan Farm) Vol. 243 P. 211, all situated in the City of Beloit, County of Rock, State of Wisconsin (also known as 2570 Milwaukee Road, parcel number 22970010).

Part SW ¼ NW ¼, East 173 feet of West 362 feet South of Milwaukee Road (Part Lot 5 Morgan Farm) Vol. 240 P. 255, all situated in the City of Beloit, County of Rock, State of Wisconsin (also known as 2600 Milwaukee Road, parcel number 22970040).

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

Adopted this _____ day of _____, 2014.

City Council of the City of Beloit

Charles M. Haynes, Council President

Attest:

Rebecca Houseman LeMire, City Clerk

Published this _____ day of _____, 2014.

Effective this _____ day of _____, 2014.

01-611100-5231-_____

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Comprehensive Plan Amendments

Date: January 6, 2014

Presenter(s): Julie Christensen

Department(s): Community Development

Overview/Background Information:

The School District of Beloit has submitted an application requesting several amendments to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan.

Key Issues (maximum of 5):

- The applicant is requesting the following amendments to the Future Land Use Map:
 - 2554, 2570, & 2600 Milwaukee Road – From Community Commercial to Institutional & Community Services.
 - The applicant recently acquired the subject properties with the intent of constructing a new intermediate school, along with parking lots, athletic fields, and related facilities. Planning staff is recommending the addition of the adjacent property located at 2508 Milwaukee Road to the applicant's request, which is located between the district's property and Central Christian Church. The property owner has been notified of this proposal.
 - A Location & Zoning Map and Future Land Use Map are attached to this report.
 - All of the subject properties are located in the WPO, Wellhead Protection Overlay District and MRO, Milwaukee Road Overlay District. These overlay districts will not be affected by a change in the plan and underlying zoning classification.
 - The current Future Land Use Map identifies the subject properties as the western end of the Milwaukee Road commercial corridor. The Central Christian Church campus is planned for Institutional & Community Service uses.
 - The proposed plan amendments will allow the applicant to rezone the subject properties to PLI, Public Lands & Institutions District, in order to construct the proposed school campus. Following this rezoning, the applicant will submit detailed site & architectural plans for Planning staff review and approval.
 - The subject properties are bound by Milwaukee Road, the Beloit Health System Cancer Center, the Industrial Park, and the church campus. Milwaukee Road is also State Highway 81, a busy arterial street with an average daily traffic volume of 10,600 vehicles. Planning & Engineering staff are opposed to a southern driveway connection to the industrial park, which would lead to conflicts between parents, school buses, and heavy industrial users and vehicles. As part of this project, the district is required to commission a traffic study, which will include safety enhancements.
 - The proposed intermediate school campus will add another state-of-the-art institutional facility to the bustling Milwaukee Road corridor. The proposed intermediate school campus is compatible with the medical offices to the east and the church campus to the west.
 - The Plan Commission held a public hearing to consider the requested amendments on December 4, 2013 and voted unanimously (5-0) to adopt the attached Resolution.
-

Conformance to Strategic Plan:

- Consideration of this request supports *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
-

Action required/Recommendation:

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

Fiscal Note/Budget Impact: The properties located at 2554, 2570, & 2600 Milwaukee Road were purchased by the applicant for a total of \$528,000. The conversion of privately owned commercial land to tax-exempt institutional land will reduce the overall tax base, resulting in a negative fiscal impact. This impact may be offset by the sale of district-owned property to private developers, and the economic stimulus provided by a state-of-the-art school campus along a major gateway into the City.

Attachments: Ordinance, Plan Commission Resolution, and Staff Report to the Plan Commission.

**RESOLUTION
RECOMMENDING APPROVAL OF AMENDMENTS TO THE
CITY OF BELOIT COMPREHENSIVE PLAN**

WHEREAS, the Plan Commission of the City of Beloit recommended approval of the Comprehensive Plan of the City of Beloit (the Plan) on January 23, 2008, and the City Council of the City of Beloit approved an Ordinance adopting the Plan on March 17, 2008; and

WHEREAS, the Plan may be amended and changed in the years following adoption, particularly in instances where the Plan is becoming irrelevant or contradictory to emerging policies or trends, or does not provide specific advice or guidance on an emerging issue; and

WHEREAS, "Amendments" are generally defined as minor changes to the Plan's maps or text; and

WHEREAS, the City Council of the City of Beloit approved a Resolution to Adopt a Process for Amending the City of Beloit Comprehensive Plan on February 1, 2010; and

WHEREAS, the approved process directs the Plan Commission to hold a public meeting on the proposed amendments, and following said public meeting, make a recommendation by Resolution to the City Council by majority vote of the entire Commission.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby recommends approval of the following amendments to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1. 2508, 2554, 2570, & 2600 Milwaukee Road – From Community Commercial to Institutional & Community Services.

Adopted this 4th day of December, 2013.


James Faragher, Plan Commission Chairman

ATTEST:


Julie Christensen,
Community Development Director

CITY OF БЕЛОIT

REPORT TO THE БЕЛОIT CITY PLAN COMMISSION



Meeting Date: December 4, 2013

Agenda Item: 3

File Number: RPB-2013-15

Request Overview/Background Information:

The School District of Beloit has submitted an application requesting several amendments to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan. Wisconsin's Comprehensive Planning Law, §66.1001 of the Wisconsin Statutes, was signed into law in 1999. This legislation is commonly known as Wisconsin's "smart growth" law, although the law does not prescribe or require a particular type of development pattern. The Comprehensive Planning law requires all cities, towns, and villages that regulate land use through land use ordinances (e.g. zoning) to adopt a Comprehensive Plan. Comprehensive Plans are intended to guide development and redevelopment over a 20-year timeframe. The law also requires that land use decisions be consistent with the plan.

The Beloit City Council approved the City's Comprehensive Plan in March 2008 after an extensive public participation program. All land use decisions made by the City of Beloit, including any actions regarding official mapping, local subdivision regulation, and zoning regulations, must be consistent with the plan. The Beloit City Council established a process for amendments (minor changes) to the Comprehensive Plan on February 1, 2010. If the Plan Commission votes to recommend approval of the proposed amendments, the attached Resolution will be forwarded to the City Council for consideration on January 6, 2014.

Key Issues:

- The applicant is requesting the following amendments to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:
 - 2554, 2570, & 2600 Milwaukee Road – From Community Commercial to Institutional & Community Services.
- The applicant recently acquired the subject properties with the intent of constructing a new intermediate school, along with parking lots, athletic fields, and related facilities. Planning staff is recommending the addition of the adjacent property located at 2508 Milwaukee Road to the applicant's request, which is located between the district's property and Central Christian Church. The property owner has been notified of this proposal.
- A Location & Zoning Map and Future Land Use Map are attached to this report.
- The following table describes the status of the subject properties:

Property	Current Use	Zoning	Future Land Use	Proposed Future Land Use
2554 Milwaukee Road	SF Residential	C-1, Office	Comm. Commercial	Institutional & Comm. Services
2570 Milwaukee Road	SF Residential	C-1, Office	Comm. Commercial	Institutional & Comm. Services
2600 Milwaukee Road	Vacant Land	C-1, Office	Comm. Commercial	Institutional & Comm. Services
2508 Milwaukee Road	SF Residential	C-1, Office	Comm. Commercial	Institutional & Comm. Services

- All of the subject properties are located in the WPO, Wellhead Protection Overlay District and MRO, Milwaukee Road Overlay District. These overlay districts will not be affected by a change in the plan and underlying zoning classification.
- **Land Use Analysis – Proposed Institutional & Community Service Uses**
 - The current Future Land Use Plan identifies the subject properties as the western end of the Milwaukee Road commercial corridor. The Central Christian Church campus is planned for Institutional & Community Service uses, although the campus is still zoned C-1.
 - The proposed plan amendments will allow the applicant to rezone the subject properties to PLI, Public Lands & Institutions District, in order to construct the proposed school campus. Following this rezoning, the applicant will submit detailed site & architectural plans for Planning staff review and approval.
 - The subject properties are bound by Milwaukee Road, the Beloit Health System Cancer Center, the Industrial Park, and the church campus. Milwaukee Road is also State Highway 81, a busy arterial street with an average daily traffic volume of 10,600 vehicles.
 - The subject properties are located on the south side of Milwaukee Road, while the East Ridge Neighborhood and the off-road bike/pedestrian path to and from the central City are located on the north side of Milwaukee Road. Planning & Engineering staff are opposed to a southern driveway connection to the industrial park, which would lead to conflicts between parents, school buses, and heavy industrial users and vehicles. As part of this development, the district is required to commission a traffic study, which will analyze these issues and will include recommendations for safety improvements.
 - The proposed intermediate school campus will add another state-of-the-art institutional facility to the bustling Milwaukee Road corridor. The proposed intermediate school campus is compatible with the medical offices to the east and the church campus to the west. The proposed site plan, which is attached to this report in a conceptual format, includes cooperative arrangements with these neighbors for athletic facilities and driveway access, respectively.

Consistency with Comprehensive Plan and Strategic Plan:

- The City's compliance with the Comprehensive Planning law's consistency requirement is the impetus for this request.
- 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

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the following proposed amendments to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:

1. 2508, 2554, 2570, & 2600 Milwaukee Road – From Community Commercial to Institutional & Community Services.

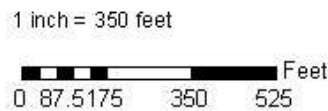
Fiscal Note/Budget Impact: The properties located at 2554, 2570, & 2600 Milwaukee Road were purchased by the applicant for a total of \$528,000. The conversion of privately owned commercial land to tax-exempt institutional land will reduce the overall tax base, resulting in a negative fiscal impact. This impact may be offset by the sale of district-owned property to private developers, and the economic stimulus provided by a state-of-the-art school campus along a major gateway into the City.

Attachments: Location & Zoning Map, FLU Map, Site Plan, Public Notice, Mailing List, and Resolution.

Location & Zoning Map

Southeast Intermediate School

RPB-2013-15

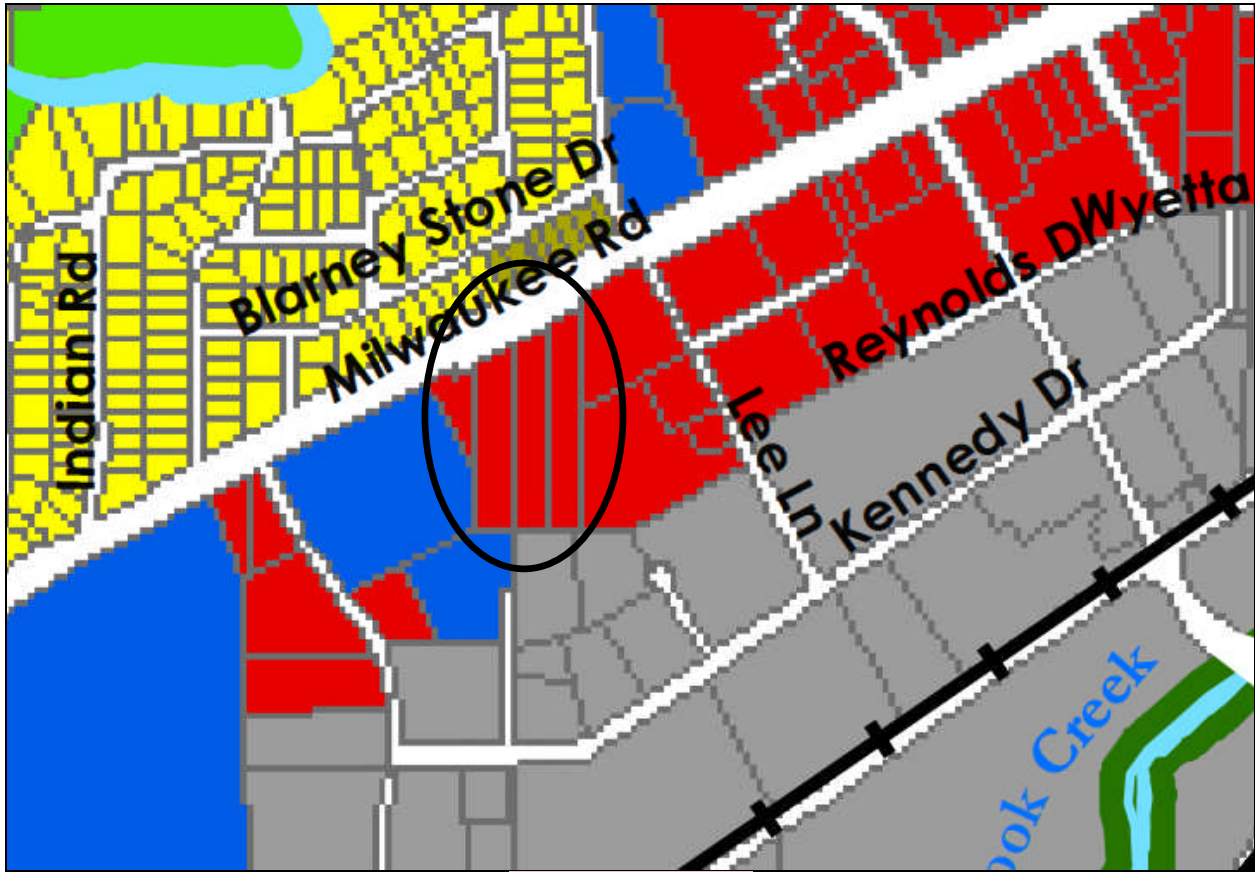


Legend	
	COB Parcels
	Zoning District

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

PLANNING & BUILDING SERVICES DIVISION

Map 10, Future Land Use (Narrowed to Subject Properties)



Legend

- Municipal Boundaries
- City of Beloit/Town of Turtle Boundary Adjustment Area
- Interstate Highway
- County Highways
- Existing Roads
- Potential Future Major Collector/Arterial Roads
- Railroads
- Surface Water

Future Land Use Categories

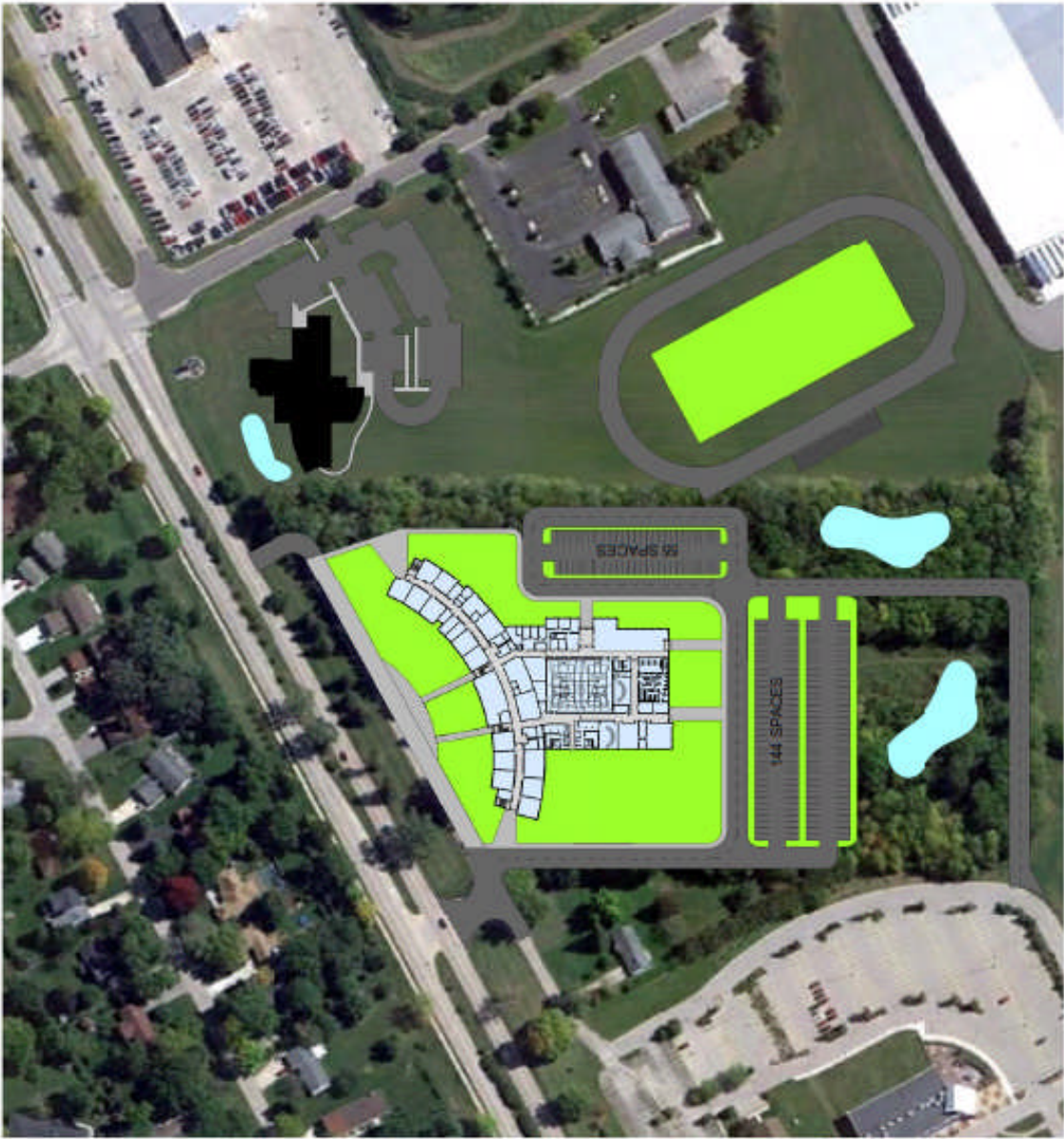
- Agricultural
- Single-Family Residential - Exurban
- Single-Family Residential - Urban
- Two-family/Townhouse Residential
- Mixed Residential
- Planned Neighborhood*
- Office
- Planned Mixed Use
- Neighborhood Commercial
- Community Commercial
- Downtown
- Business Park
- General Industrial
- Institutional & Community Services
- Environmental Corridor
- Parks and Open Spaces
- Long Range Urban Growth Area
- Right-of-Way

**Planned Neighborhood* should include a mix of the following:
 1. Single-Family - Urban (predominant use)
 2. Two-Family/Townhouse
 3. Mixed Residential
 4. Institutional and Community Services
 5. Office
 6. Neighborhood Commercial
 7. Parks and Open Space

0 0.25 0.5 1 Miles

Date: March 17, 2008
 Source: City of Beloit, Rock County

City of Beloit
 Comprehensive Plan
 Map 10:
 Future Land Use



Proposed Site Plan - MKE Road - Option 3

Scale: 1:2100





NOTICE TO THE PUBLIC

November 18, 2013

To Whom It May Concern:

The School District of Beloit has submitted an application requesting the following amendments to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1. 2554, 2570, & 2600 Milwaukee Road – From Community Commercial to Institutional & Community Services.

The applicant recently acquired the subject properties with the intent of constructing a new intermediate school, along with parking lots, athletic fields, and related facilities. Planning staff is recommending the addition of the adjacent property located at 2508 Milwaukee Road to the applicant's request, which located between the district's property and Central Christian Church.

Information regarding the location, zoning, and land use of these properties is available for public review in the Planning & Building Services Division on the third floor of City Hall, 100 State Street.

The following public meetings will be held regarding the proposed amendments:

City Plan Commission: Wednesday, December 4, 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 (Public Hearing): Monday, January 6, 2014, 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 MEETINGS.

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.

Karry DeVault, Clerk
Town of Beloit
2871 S. Afton Rd.,
Beloit 53511

Frank Management Inc.
2501 Morse Street
Janesville, WI 53545

Janelle Marotz
School District of Beloit
1633 Keeler Avenue
Beloit, WI 53511

Deb Bennett, Clerk
Town of Turtle
6916 S. County Rd. J.
Beloit, WI 53511

Rock County Planning Director
Rock County Courthouse, Room 266
51 South Main Street,
Janesville, WI 53545

Dr. Dennis McCarthy
Beloit-Turner School District
1237 Inman Parkway
Beloit, WI 53511

City Clerk
City of South Beloit
519 Blackhawk Blvd. Suite 2
South Beloit, IL 61080

Dr. Pamela Kiefert, Superintendent
Clinton Community School District
112 Milwaukee Road
Clinton, WI 53525

Nate Deprey
Beloit Public Library Director
605 Eclipse Boulevard
Beloit, WI 53511

Peter Herreid, Grant Administrator
Department of Administration
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001

Brad Austin
Corporate Contractors Inc.
655 3rd Street, Suite 101
Beloit, WI 53511

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 2554, 2570, & 2600 Milwaukee Road, is hereby changed from C-1, Office District to PLI, Public Lands & Institutions District:

East 165 feet SE ¼ NE ¼ South of Milwaukee Road, all situated in the City of Beloit, County of Rock, State of Wisconsin (also known as 2554 Milwaukee Road, parcel number 23021600). Said parcel contains 3.1982 acres, more or less.

Part SW ¼ NW ¼, West 189 feet South of Milwaukee Road (Part Lot 5 Morgan Farm) Vol. 243 P. 211, all situated in the City of Beloit, County of Rock, State of Wisconsin (also known as 2570 Milwaukee Road, parcel number 22970010). Said parcel contains 4.0687 acres, more or less.

Part SW ¼ NW ¼, East 173 feet of West 362 feet South of Milwaukee Road (Part Lot 5 Morgan Farm) Vol. 240 P. 255, all situated in the City of Beloit, County of Rock, State of Wisconsin (also known as 2600 Milwaukee Road, parcel number 22970040). Said parcel contains 4.2881 acres, more or less.

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

Adopted this ____ day of _____, 2014.

City Council of the City of Beloit

Charles M. Haynes, Council President

Attest:

Rebecca Houseman LeMire, City Clerk

Published this ____ day of _____, 2014

Effective this ____ day of _____, 2014

01-611100-5231-_____

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Zoning Map Amendment Application for the properties located at 2554, 2570, & 2600 Milwaukee Road

Date: January 6, 2014

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

The School District of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District to PLI, Public Lands & Institutions District, for the properties located at 2554, 2570, & 2600 Milwaukee Road.

Key Issues (maximum of 5):

- The applicant recently acquired the subject properties with the intent of constructing a new intermediate school, along with parking lots, athletic fields, and related facilities.
 - The applicant also submitted an application to amend the Comprehensive Plan's Future Land Use Map to recommend Institutional & Community Service uses for the subject properties.
 - For future planning purposes, Planning staff has included the adjacent property at 2508 Milwaukee Road in the proposed plan amendment. However, Planning staff recommends excluding the 2508 property from this rezoning request, which will allow the owners to remain living in their home while giving them the flexibility to rezone their property to PLI and to sell it to one of their institutional neighbors in the future.
 - The PLI district is a special purpose district that is intended to accommodate major public and quasi-public uses.
 - If the requests to amend the plan and rezone the subject properties are approved by the City Council, the applicant will need to submit detailed site & architectural plans for Planning staff review and approval.
 - Planning staff mailed the attached Public Notice to the owners of nearby properties and posted a public notice sign on one of the subject properties. As of this writing, staff has not received any comments.
 - The Plan Commission reviewed this item on December 4, 2013 and voted unanimously (5-0) to recommend approval of this Zoning Map Amendment.
-

Consistency with Comprehensive Plan and Strategic Plan:

The applicant has submitted an application to amend the Comprehensive Plan's Future Land Use Map to recommend Institutional & Community Service uses and a zoning district classification of PLI for the subject properties. 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: The properties located at 2554, 2570, & 2600 Milwaukee Road were purchased by the applicant for a total of \$528,000. The conversion of privately owned commercial land to tax-exempt institutional land will reduce the overall tax base, resulting in a negative fiscal impact. This impact may be offset by the sale of district-owned property to private developers, and the economic stimulus provided by a state-of-the-art school campus along a major gateway into the City.

Attachments: Ordinance and Staff Report to the Plan Commission

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: December 4, 2013

Agenda Item: 4

File Number: ZMA-2013-17

Applicant: School District of Beloit

Owner: School District of Beloit

Location: 2554, 2570, & 2600 Milwaukee Road

Current Zoning: C-1, Office District

Existing Land Use: Single-Family

Total Area: 11.56 Acres

Proposed Zoning: PLI, Public Lands & Institutions District

Residential and Vacant Land

Request Overview/Background Information:

The School District of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District to PLI, Public Lands & Institutions District, for the properties located at 2554, 2570, & 2600 Milwaukee Road.

The attached **Location & Zoning Map** shows the location of the subject properties and the zoning of the surrounding area. The adjacent zoning and land uses are as follows:

- North: R-1A, Single-Family Res. District & R-2, Two-Family Res. District; Single- and Two-Family Dwellings
- South: M-2, General Manufacturing District; Industrial Park
- East: C-1, Office District; Medical Offices
- West: C-1, Office District; Single-Family Res. and Church Campus

All of the above-referenced properties are located in the WPO, Wellhead Protection Overlay District and MRO, Milwaukee Road Overlay District. These overlay districts will not be affected by this proposed Zoning Map Amendment. The Zoning Ordinance directs the Plan Commission to hold a hearing and make a recommendation regarding a Zoning Map Amendment when the specific site and context are suitable for the uses permitted in the proposed zoning district.

Key Issues:

- The applicant recently acquired the subject properties with the intent of constructing a new intermediate school, along with parking lots, athletic fields, and related facilities.
- The applicant also submitted an application to amend the Comprehensive Plan's Future Land Use Map to recommend Institutional & Community Service uses for the subject properties. The request to amend the plan will be reviewed concurrently during the Plan Commission and City Council hearings.
- For future planning purposes, Planning staff has included the adjacent property at 2508 Milwaukee Road in the proposed plan amendment. However, Planning staff recommends excluding the 2508 property from this rezoning request, which will allow the owners to remain living in their home while giving them the flexibility to rezone their property to PLI and to sell it to one of their institutional neighbors in the future.
- The PLI district is a special purpose district that is intended to accommodate major public and quasi-public uses.
- If the requests to amend the plan and rezone the subject properties are approved by the City Council, the applicant will need to submit detailed site & architectural plans for Planning staff review and approval.
- Planning staff mailed the attached Public Notice to the owners of nearby properties and posted a public notice sign on one of the subject properties. As of this writing, staff has not received any comments.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.
- **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 proposed PLI district and school campus are compatible with the medical offices to the east and the church campus to the west. As detailed in the plan amendment report, this site presents numerous vehicle and pedestrian challenges, including the adjacent state highway and the industrial park. These challenges will be addressed in the applicant's traffic impact analysis, which will include recommendations for safety enhancements.
 - b. *The zoning classification of property within the general area of the subject property;*
 - The properties to the east will remain zoned C-1, while the adjacent properties to the west will eventually be rezoned to PLI as planned. The uses that are permitted in the PLI district are

compatible with uses allowed in the C-1 district, and the proposed school campus will not be allowed direct access to the industrial park in order to maintain separation of incompatible uses.

- 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 under the existing zoning classification.
- d. *The trend of development and zoning map amendments in the general area of the subject property.*
 - The Milwaukee Road corridor has experienced increased development pressure during the past few years. The adjacent property to the east is being developed as a medical office, and several commercial developments are under construction in the 2700 & 2800 blocks of Milwaukee Road. In addition, several businesses in the industrial park along Office Park Lane and Kennedy Drive have recently expanded and more will be expanding within the next year.

Consistency with Comprehensive Plan and Strategic Plan:

The applicant has submitted an application to amend the Comprehensive Plan's Future Land Use Map to recommend Institutional & Community Service uses and a zoning district classification of PLI for the subject properties. 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-1, Office District to PLI, Public Lands & Institutions District, for the properties located at 2554, 2570, & 2600 Milwaukee Road.

Fiscal Note/Budget Impact: The properties located at 2554, 2570, & 2600 Milwaukee Road were purchased by the applicant for a total of \$528,000. The conversion of privately owned commercial land to tax-exempt institutional land will reduce the overall tax base, resulting in a negative fiscal impact. This impact may be offset by the sale of district-owned property to private developers, and the economic stimulus provided by a state-of-the-art school campus along a major gateway into the City.

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

Location & Zoning Map

Southeast Intermediate School

ZMA-2013-17



1 inch = 246 feet
0 60 120 240 360 Feet

Legend

- COB Parcels
- Zoning District

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

PLANNING & BUILDING SERVICES DIVISION

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-2013-17

1. Address of subject property: (200, 2570, 2554) Milwaukee Road

2. Legal description: Lot: Block: _____ Subdivision: _____
(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: 4.29 Acres, 4.07, 3.20 acres.

3. Tax Parcel Number(s): 22970040, 22970010, 23021600

4. Owner of record: School District of Beloit Phone: 608-361-4015
1633 Keeler Ave, Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: School District of Beloit
1633 Keeler Ave Beloit WI 53511
(Address) (City) (State) (Zip)

608-361-4015 715-577-8367 ijmarok@sd6.k12.wi.us
(Office Phone #) (Cell Phone #) (Email Address)

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

Change zoning district classification from: ~~R13 Residential (S)~~ ~~R11 Primary (S)~~ ~~R12 Secondary (S)~~ to: PLI

All existing uses on this property are: vacant land

7. All the proposed uses for this property are:

Principal use(s): School Campus (Intermediate)

Secondary use(s): _____

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: _____
 Other, explain: _____

9. Individual(s) responsible for compliance with conditions (if any), if request is granted:
 Name(s): Janelle Maratz Phone: 608-361-4015
1633 Keeler Ave Beloit WI 53511
(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.

Janelle Maratz / Janelle Maratz / 11-31-13
(Signature of Owner) (Print name) (Date)
 _____ / _____ / _____
(Signature of Applicant, if different) (Print name) (Date)

PAID
 In order for your request to be heard and considered in a timely manner, you must submit the complete application and all accompanying documents to the Division for acceptance by the filing deadline 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: \$275.⁰⁰ Meeting Date: Dec. 4, 2013
 Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____
 Application accepted by: [Signature] Date: 11/8/13
 Date Notice Published: _____ Date Notice Mailed: _____



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

November 19, 2013

To Whom It May Concern:

The School District of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District to PLI, Public Lands & Institutions District, for the properties located at:

2554, 2570, & 2600 Milwaukee Road.

The applicant recently acquired the subject properties with the intent of constructing a new intermediate school, along with parking lots, athletic fields, and related facilities. The applicant also submitted an application to amend the Comprehensive Plan's Future Land Use Map to recommend Institutional & Community Service uses for the subject properties.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, December 4, 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, January 6, 2014, 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.

ZMA-2013-17, Southeast Intermediate School

OFFICE PARKWAY
PROPERTIES LLC
1525 OFFICE PARK LN
BELOIT, WI 53511
DUANE ERSCHEN
2508 MILWAUKEE RD
BELOIT, WI 53511

DAVID & SUSAN VOGELSON
2510 BLARNEY STONE DR
BELOIT, WI 535113904

D RICHARD BARDER
2560 BLARNEY STONE DR
BELOIT, WI 535113904

CARLA BOOTH
P O BOX 391
BELOIT, WI 535120391

CENTRAL CHRISTIAN
CHURCH OF BELOIT
2460 MILWAUKEE RD
BELOIT, WI 53511
TRUST OF 2004 HAROLD E & GARNET
E BAULING REVOCABLE
2480 BLARNEY STONE DR
BELOIT, WI 53511

ELTON A & MARY LYNN
PHILLIPS
2540 BLARNEY STONE DR
BELOIT, WI 53511

MARJORIE PEARSON
2570 BLARNEY STONE DR
BELOIT, WI 53511

ATTN: GREG BRITTON
BELOIT MEMORIAL HOSPITAL
1969 WEST HART RD
BELOIT, WI 53511

SERTA DIVISION MIDSTATES
BEDDING CO
1500 LEE LN
BELOIT, WI 53511
RICKY GEORGE
2500 BLARNEY STONE DR
BELOIT, WI 535113904

DUANE NEUENDORF
2550 BLARNEY STONE DR
BELOIT, WI 535113904

JAHANARA BEGUM
14 BYARS CIR
MADISON, WI 53719

RESOLUTION
AUTHORIZING A CONDITIONAL USE
PERMIT TO ALLOW OFFICE AND HEALTH CLUB USES IN AN M-2, GENERAL
MANUFACTURING DISTRICT, FOR THE PROPERTIES LOCATED AT
601, 605, 645, 655, & 701 THIRD STREET

WHEREAS, the application of Hendricks Commercial Properties LLC for a Conditional Use Permit to allow Office and Health Club uses in an M-2, General Manufacturing District, for the properties located at 601, 605, 645, 655, & 701 Third 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 Office and Health Club uses in an M-2, General Manufacturing District, for the properties located at 601, 605, 645, 655, & 701 Third Street, for the following described premises:

PART HACKETTS, TENNEYS, & HANCHETT AND LAWRENCES ADD, COM SW COR L 36 HACKETSS ADD, TH NELY & NLY TO PT 33 FT NLY NW COR L 3 TENNEYS ADD, TH ELY 118 FT M/L, TH NLY, BELY, & ELY TO C/L, all situated in the City of Beloit, County of Rock, State of Wisconsin (a/k/a 601, 605, 645, 655, & 701 Third Street). Said parcel contains 16.359 acres, 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 up to 66,000 square feet of Office space and 85,000 square feet of Health Club space in the existing Ironworks building.
2. The applicant shall provide additional parking stalls if deemed necessary during Site Plan Review.

Adopted this 6th day of January 2014.

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 various properties located on Third Street

Date: January 6, 2014

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

Hendricks Commercial Properties, LLC has filed an application for a Conditional Use Permit to allow Office and Health Club uses at the existing Ironworks location in an M-2, General Manufacturing District, for the properties located at 701, 655, 645, 605, & 601 Third Street.

Key Issues (maximum of 5):

- The applicant has proposed the addition of a Health Club at the subject property, as well as the addition of Office uses. Both of these uses require a Conditional Use Permit in the M-2 zoning district.
- The proposed new Health Club and Offices are part of the new Ironworks South development. This project involves renovation of the southern half of the Ironworks facility, including partial demolition and the creation of a new west-east driveway leading from Third Street to a cul-de-sac near the river. This will separate the buildings into a North and South development.
- This project received a Floodplain Variance from the Board of Appeals on August 13, 2013. This allowed the first floor of the development to be elevated to the *base flood elevation* instead of the *flood protection elevation*. This also required other flood-proofing measures be taken in lieu of elevating the ground floor to the protection level.
- Site Plans are currently being reviewed for this property. Parking will be addressed during this process. The Fire Department has requested measurements and turning radius information for their review of the private driveway that has been proposed.
- The Plan Commission reviewed this item on December 18, 2013 and voted unanimously (5-0) to recommend approval of the amendment to an existing Conditional Use Permit, subject to the two conditions recommended by staff.

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: December 18, 2013

Agenda Item: 3

File Number: CU-2013-20

Applicant: Hendricks Commercial Properties, LLC

Owner: Hendricks Commercial Properties, LLC

Location: 601, 605, 645, 655, 701 Third Street

Existing Zoning: M-2, General Manufacturing District & WPO, Wellhead Protection Overlay District

Existing Land Use: Manufacturing & Office

Total Area: 16.3590 Acres

Request Overview/Background Information:

Hendricks Commercial Properties, LLC has filed an application for a Conditional Use Permit to allow Office and Health Club uses at the Ironworks facility in an M-2, General Manufacturing District, for the properties located at 601, 605, 645, 655, & 701 Third Street.

Key Issues:

- The applicant has proposed the addition of a Health Club at the subject property, as well as the addition of Office uses. Both of these uses require a Conditional Use Permit in the M-2 zoning district.
- The proposed new Health Club and Offices are part of the new Ironworks South development. This project involves renovation of the southern half of the Ironworks facility, including partial demolition and the creation of a new west-east driveway leading from Third Street to a cul-de-sac near the river. This will separate the buildings into a North and South development. The project is currently under Site Plan Review. A copy of the proposed site plan is attached to this report.
- This project received a Floodplain Variance from the Board of Appeals on August 13, 2013. This allowed the first floor of the development to be elevated to the *base flood elevation* instead of the *flood protection elevation*. This also required other flood-proofing measures be taken in lieu of elevating the ground floor to the protection level.
- The attached **Location & Zoning Map** shows the location of the subject properties and the underlying zoning of the surrounding area. The entire area is included in the WPO District. The adjacent zoning and land uses are as follows:
 - North: M-2, General Manufacturing District; Manufacturing
 - South: CBD-1, Central Business-Core District; Office
 - East: Rock River
 - West: CBD-1 & CBD-2, Central Business Districts; Office and Parking Uses
- The City's Review Agents have reviewed this application and have not submitted any comments or concerns.
- The Downtown Beloit Association has expressed full support of this development.
- The attached Public Notice was sent to four nearby property owners. As of this writing, 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;*
 - The proposed conditional use will not impact public health, safety, or welfare. Office uses are already present in the Ironworks facility and the additional of a Health Club will increase general 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 conditional use will not impact the use of nearby properties.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - The proposed conditional use will not negatively impact property values in this neighborhood. The addition of the proposed uses will likely increase property values.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - This is a developed, urbanized area that includes a wide array of commercial and manufacturing uses. The proposed conditional use will not impede development of this area.

- 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;*
 - The proposed design and site layout are compatible with existing developments. This will be monitored by Planning Staff during Site Plan Review.
- 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 are available to serve the additional uses at the Ironworks facility.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - An additional 93 off-street parking stalls will be added to the subject property to minimize traffic congestion.
- 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 General Industrial uses for the subject property. This recommendation is intended reflect the major use of the Ironwork's site. Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels** – This project is located near the downtown area. This will increase pedestrian and transit accessibility to and from the facility. Using the existing Ironworks site for this project reduces dependence upon fossil fuels by capitalizing on the reuse of this existing structure.
- **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** – The overall redevelopment of this industrial property will have a positive impact on all stakeholders.

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a Conditional Use Permit to allow Office and Health Club uses at the Ironworks facility in an M-2, General Manufacturing District, for the properties located at 601, 605, 645, 655, & 701 Third Street, based on the above Findings of Fact and subject to the following condition:

1. This Conditional Use Permit authorizes up to 66,000 square feet of Office space and 85,000 square feet of Health Club space in the existing Ironworks building.
2. The applicant shall provide additional parking stalls if deemed necessary during Site Plan Review.

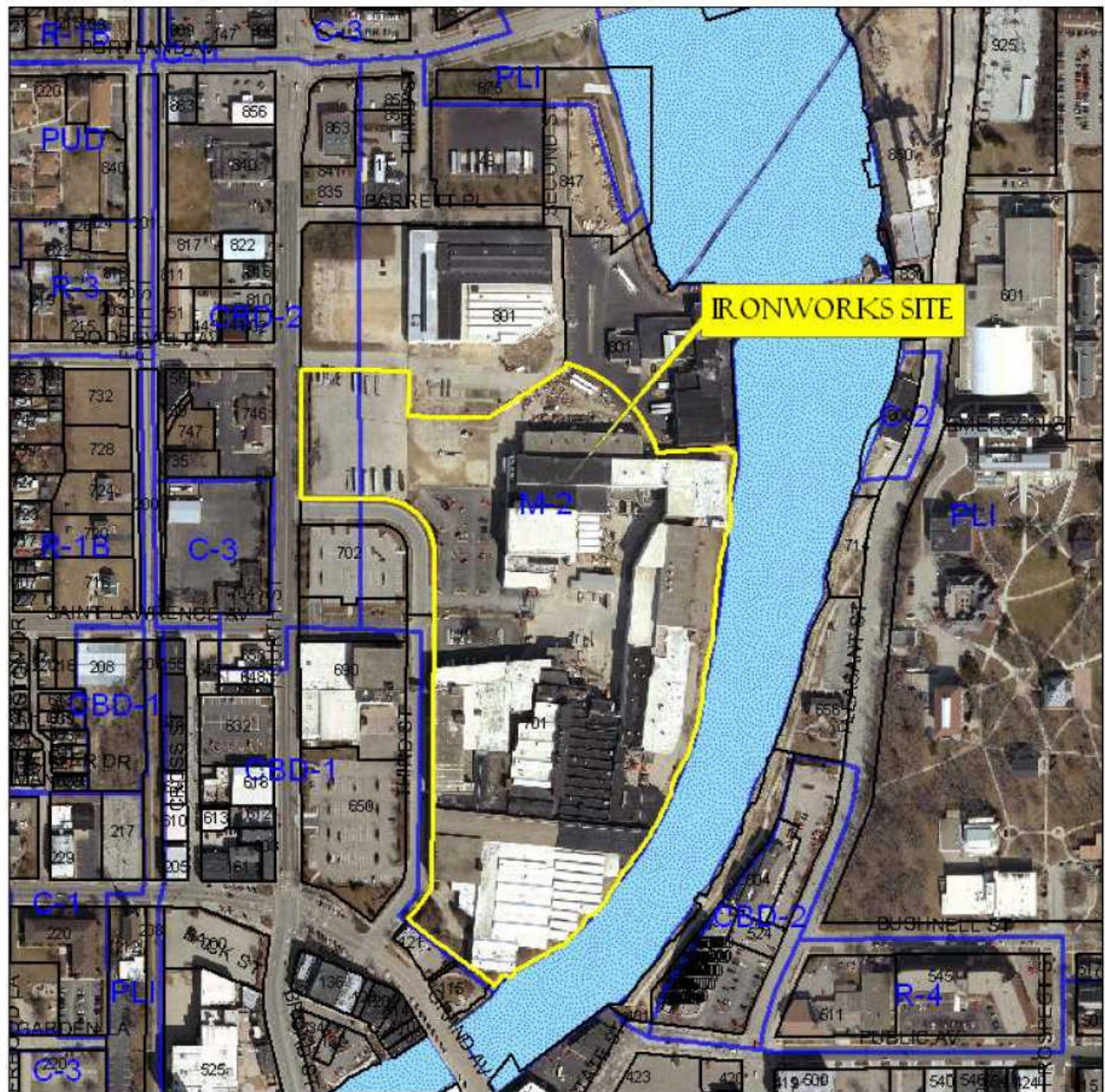
Fiscal Note/Budget Impact: N/A

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

Location & Zoning Map

701, 655, 645, 605, 601 Third Street

CU-2013-20



1 inch = 348 feet
0 85 170 340 510 Feet

Legend

- COB Parcels
- Zoning District

Map prepared by: Stephanie Hummel
Date: November 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-2013-20

1. Address of subject property: 701, 655, 645, 605, 601 Third Street

2. Legal description: see attached M-2, WPD

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): 13530710

4. Owner of record: Hendricks Commercial Properties LLC Phone: 608 361 6768

655 3rd St. Suite 301 Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: same as above

(Address) (City) (State) (Zip)

608 361 6768 / 608 207 5149 / mark.membrino@hendricksgroup.net
(Office Phone #) (Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: office, manufacturing,

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

A Conditional Use Permit for: office, health club, and retail

_____ in a(n) M-2 Zoning District.

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

Principal use: Manufacturing, office, health club and retail

Secondary use: _____

Accessory use: _____

9. Project timetable: Start date: 1/1/14 Completion date: 12/31/15

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.

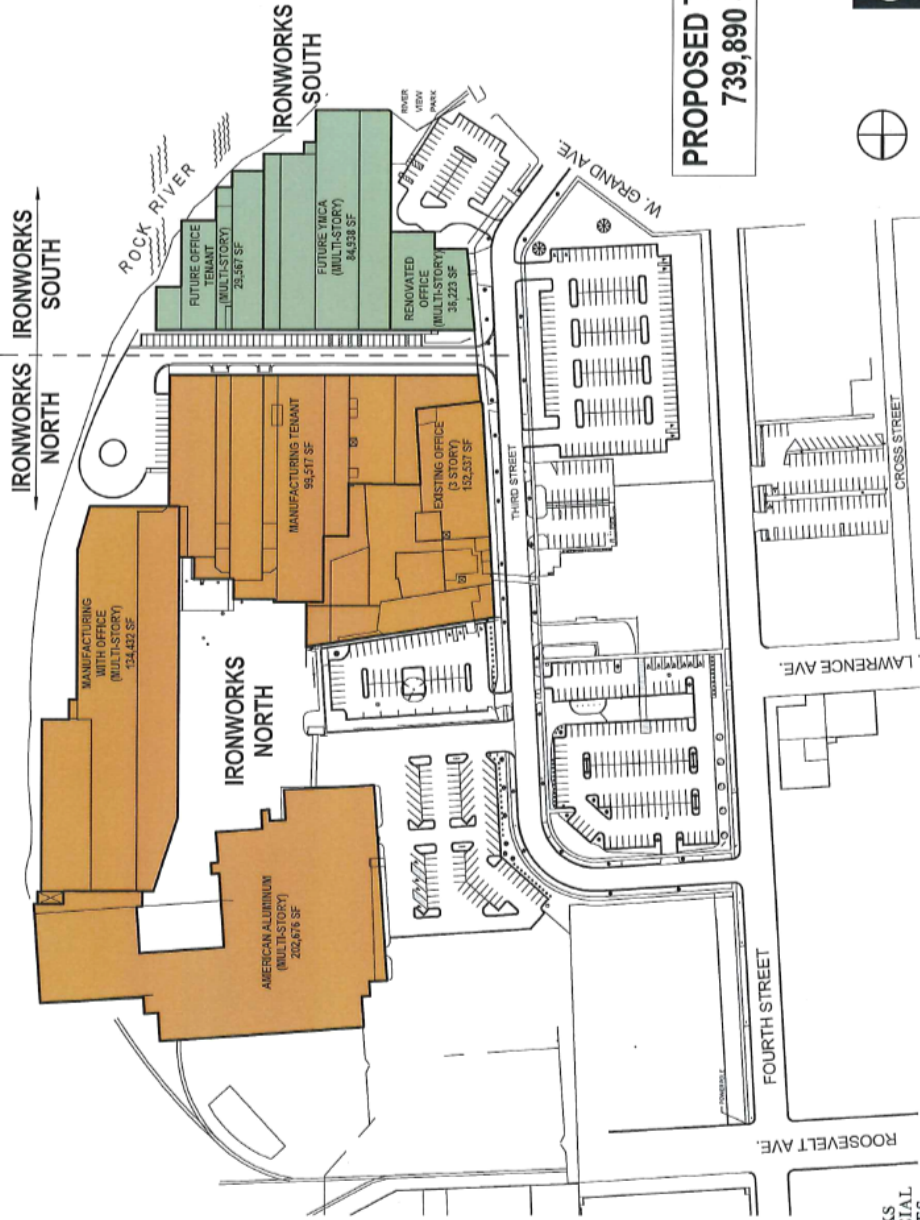
MLL / Mark Membreno / 11/13/15
 (Signature of Owner) (Print name) (Date)

_____/_____/_____
 (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>Dec. 18, 2013</u>
No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: <u>D. Druffington</u>		Date: <u>11/15/13</u>



PROPOSED TOTAL:
739,890 SF



HENDRICKS
COMMERCIAL
PROPERTIES



BELOIT IRONWORKS

PROPOSED RENOVATIONS

appstein urban - architects
10/01/13
© Eisenberg Architects, Inc.



NOTICE TO THE PUBLIC

December 6, 2013

To Whom It May Concern:

Hendricks Commercial Properties, LLC has filed an application for a Conditional Use Permit to allow Office and Health Club uses at the existing Ironworks location in an M-2, General Manufacturing District, for the properties located at:

701, 655, 645, 605, & 601 Third Street.

The applicant has proposed the addition of a Health Club in the subject property, as well as the addition of Office uses. Both of these uses require a Conditional Use Permit in the M-2 zoning district.

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

City Plan Commission: Wednesday, December 18, 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, January 6, 2014, 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.

HENDRICKS COMMERCIAL PROPERTIES LLC
655 THIRD ST STE 301
BELOIT, WI 53511

P & E ENTERPRISES LLC
P O BOX 875
BELOIT, WI 53512-0875

FIRST AMERICAN CREDIT UNION
1982 CRANSTON RD
BELOIT, WI 53511

JAGGER BAY PROPERTIES LLC
250 GARDEN LN STE 200
BELOIT, WI 53511

BELOIT BOX BOARD CO
P O BOX 386
BELOIT, WI 53512-0386



**PROCEEDINGS OF THE BELOIT CITY COUNCIL
Special Meeting
100 State Street, Beloit, WI 53511
Monday, December 16, 2013**

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

1. President Haynes called the meeting to order at 5:39 p.m. in the 4th Floor City Manager's Conference Room at City Hall.
2. Councilor Luebke made a motion to adjourn into closed session pursuant to Wis. Stat. 19.85(1)(c) to conduct the City Manager's annual **Performance Evaluation**. Councilor Spreitzer seconded. The motion carried, and the Council adjourned into closed session at 5:40 p.m.
3. At 6:35 p.m., Councilor Luebke made a motion to adjourn the closed session meeting. Councilor Kincaid seconded. The motion carried.

Rebecca Houseman LeMire, City Clerk

www.ci.beloit.wi.us

Date Approved by Council:



PROCEEDINGS OF THE BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
Monday, December 16, 2013

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

1. The meeting was called to order at 7:02 p.m. in the Forum at Beloit City Hall.
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
 - a. Vice President Mark Spreitzer presented a Proclamation of Appreciation honoring **Police Chief Norm Jacobs** as the longest serving Police Officer in Departmental History. Chief Jacobs thanked the Council for the award. 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 property located at 1566 Forest Avenue from Single-family Residential – Urban to Institutional and Community Service, for Gaston School. It was noted that the Plan Commission recommended approval 6-0. Ms. Christensen noted that this property is proposed to be used for open green space. Councilor Haynes opened and closed the public hearing without participation. Councilor Luebke made a motion to suspend the rules and offer a second hearing. Councilor Van De Bogart seconded, and the motion carried 7-0. On the merits of the ordinance, Councilor Van De Bogart made a motion to enact. Councilor Luebke seconded, and the motion carried 7-0. File 8621 Ordinance 3510
 - b. Ms. Christensen presented a proposed ordinance amending the City of Beloit **Zoning District Map** to change the zoning district classification of the property located at 1566 Forest Avenue from R1-B, Single-family Residential District, to PLI, Public Lands and Institutions District, for Gaston School. It was noted that the Plan Commission recommended approval 6-0. Councilor Haynes opened and closed the public hearing without participation. Councilor Spreitzer made a motion to suspend the rules and offer a second reading. Councilor Leavy seconded, and the motion carried 7-0. On the merits of the ordinance, Councilor De Forest made a motion to enact. Councilor Leavy seconded, and the motion carried 7-0. File 8621 Ordinance 3511
 - c. Ms. Christensen presented a resolution authorizing a **Conditional Use Permit** to allow a pick-up window in a C-3, Community Commercial District, for the property located at 204 Park Avenue, for Domino's Pizza. It was noted that the Plan Commission recommended approval 5-0. Ms. Christensen noted that the pick-up window will be for pick-up only and ordering on-site will not be permitted. Councilor Haynes opened and closed the public hearing without participation. Councilor Luebke made a motion to adopt the resolution, and Councilor Spreitzer seconded. The motion carried 7-0. File 8625
5. CITIZENS PARTICIPATION
 - Gary Fields, 13826 Sundance Trail, Rockton, IL, said that, on behalf of the landlords and the Beloit Property Management Association, he appreciates the work of the Community Development Department and supports the changes to the property maintenance ordinance on the agenda.

6. CONSENT AGENDA

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

- a. The **Minutes** of the Regular Meeting of December 2, 2013, were approved.
- b. The application for a **Conditional Use Permit** to allow an office use in a M-2, General Manufacturing District, for the properties located at 701, 655, 645, 605 and 601 Third Street, was referred to the Plan Commission. File 8074
- c. The resolution approving **Change of Agent** for ND Gas LLC, d/b/a Beloit Mobil on the Run, located at 2883 Milwaukee Road, from Connie M. Gunning to Syed Saiful Jawad Hussaini, was approved. File 8590
- e. The resolution approving a **Class "A" Beer License** for Bindi R., Inc., d/b/a Clark Gas Station, Jay Gravitt, Agent, located at 903 Broad Street, was approved. File 8590
- f. The resolution approving the **Appointment of Election Officials** for the 2014-2015 Election Cycle was adopted. File 6057
- d. City Clerk Rebecca Houseman LeMire presented a resolution approving **Change of Agent** for HRNS V Entertainment, d/b/a Adiktion, located at 1310 Cranston Road, from Jaime Hernandez to Brenda Flores. Ms. LeMire stated that the Alcohol Beverage License Control Committee did not make a recommendation in this matter because they were not satisfied with the proposed Agent's answers to their questions regarding purchasing of alcohol, record-keeping, and the other responsibilities of an Agent. Councilor De Forest asked if there was a motion to recommend denial, and Deputy City Attorney Elizabeth Krueger stated that the motion for a positive recommendation failed due to a lack of a second by another member. Councilor De Forest asked if the proposed Agent had a language issue, and Ms. Krueger said that she did not. Councilor Van De Bogart made a motion to adopt the resolution, and Councilor Leavy seconded. Councilor Leavy said that said that the proposed Agent should have been prepared to answer questions regarding the responsibilities of an Agent before going to the ABLCC. Councilor Spreitzer said that the lack of a second by the ABLCC sends a clear message that they wanted to deny the appointment of the proposed Agent. The motion failed 0-7, and the request to change the Agent was denied. File 8590
- g. Fire Chief Brad Liggett presented a resolution approving a **Service Agreement** between the City of Beloit and Life Line Billing Systems, LLC. Chief Liggett said that the City currently bills for specialty fire responses through the risk management/general services department and that hiring a third party would increase recovery rates. Chief Liggett said that the Fire Department published a request for qualifications and found two qualified bidders. He said that Life Line's contract was much more advantageous to the City. Councilor Luebke made a motion to adopt the resolution, and Councilor Leavy seconded. The motion carried 7-0. File 8627
- h. City Attorney Tom Casper presented a resolution approving a **Site Access Agreement** with the City of South Beloit, Illinois. Mr. Casper said that the City owns a piece of property in South Beloit because it was part of a larger land acquisition of property in Wisconsin near the Confluence. He said that the City of South Beloit has requested this agreement in order to complete a Phase 2 Environmental Study on the property to qualify for Illinois state funds to clean up any environmental issues. Councilor De Forest asked if we could just deed the property to South Beloit, and Mr. Casper stated that South Beloit would not be eligible for the state funds if it already owned the property. City Manager Larry Arft stated that the intent is to deed the property to the City of South Beloit in the future. Councilor Luebke made a motion to adopt the resolution, and Councilor De Forest seconded. The motion carried 7-0. File 8345

7. ORDINANCES

- a. Ms. Christensen presented a proposed ordinance to create Sections 7.065, 14.06(6)(bg); to amend Sections 7.12, 7.24(9)(i)2a, 7.29(3)(c), 7.29(3)(d); and to repeal and recreate Section 7.28(1) of the Code of General Ordinances of the City of Beloit pertaining to the Property

Maintenance Code and **Residential Rental Dwelling Permit Program** for a second reading. She credited Teri Downing and Elizabeth Krueger for their hard work on the ordinance. Councilor De Forest made a motion to enact the ordinance, and Councilor Leavy seconded. De Forest stated that she has been contacted by several property owners who support the ordinance and that she is pleased with collaboration between staff and BPMA. The motion carried 7-0, and the ordinance was enacted. File 5130 Ordinance 3512

- b. Public Works Director Greg Boysen presented a proposed ordinance to amend Part J of Section III of the Index of Special Locations, Section 13.02 of the Code of General Ordinances of the City of Beloit, relating to **Parking of Vehicles on the near side of Highways adjacent to Schoolhouses** for Gaston School. Mr. Boysen said that the Traffic Review Committee recommended approval of the ordinance. Councilor Spreitzer made a motion to suspend the rules and offer a second reading. Councilor Leavy seconded. Councilor De Forest asked if there are any concerns from residents, and Mr. Boysen said that he does not know of any concerns. Councilor Kincaid asked how many parking spaces will be eliminated and if the parking needed to be eliminated entirely or if it could be time-restricted. Councilor Spreitzer said that there was no parking in front of the school's footprint and he understood that this ordinance would provide the same for the new Gaston building footprint. Councilor De Forest requested information regarding who was notified of the change in parking requirements. The motion to suspend the rules and offer a second reading failed 0-7. Councilor Leavy made a motion to lay this item over to the January 6, 2014 City Council meeting for a second reading, and Councilor Luebke seconded. The motion carried 7-0. File 7791
- c. Mr. Boysen presented a proposed ordinance establishing **No Parking** regulations on Bushnell Street. He said that these no parking regulations were recommended by the Engineering Division and the Transit Division to assist with bus access. Councilor Kincaid made a motion to suspend the rules and offer a second reading, and Councilor Luebke seconded. The motion carried 7-0. On the merits of the ordinance, Councilor Luebke moved to enact. Councilor Van De Bogart seconded, and the motion carried 7-0. File 7791 Ordinance 3513

8. APPOINTMENTS

Councilor Haynes announced the openings and submitted the following appointments to the City Committees, Boards, and Commissions for approval. The appointments were approved on a motion by Councilor Leavy and a second by Councilor Luebke. The motion carried 7-0.

- a. **Appointment Review Committee:** Merlin Kenitzer to a term ending December 31, 2016; and Kurt Reynolds to a term ending December 31, 2016. File 6261
- b. **Board of Review:** Vincent Borgogni, as a Regular Member, to a term ending December 31, 2018. File 6063

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor De Forest said that she enjoyed Holidazzle and thanked Visit Beloit and the Downtown Beloit Association for their hard work. She expressed condolences to the family of Dale Hjerpe, who recently passed away.
- Councilor Kincaid said that Holidazzle was a terrific event and encouraged the public to attend next year. He also thanked the Parks Division for grooming trails to allow for cross-country skiing.
- Councilor Luebke said that Holidazzle was a great event. He said that City Manager Larry Arft continues to put Beloit in the spotlight through his role as the President of the League of Wisconsin Municipalities.
- Councilor Spreitzer said he had a fabulous time at Holidazzle and encouraged the public to view the new artwork at the Beloit Fine Arts Incubator.

10. CITY MANAGER'S PRESENTATION

- a. Visit Beloit Executive Director Monica Krysztopa presented a **Visit Beloit Presentation** regarding their goals, programs, tourism blog, State presence, and collaborative marketing with the Vision partners. Ms. Krysztopa began by explaining Visit Beloit's new business strategy including consistency, relevancy, impact, and proof of performance. She discussed Visit Beloit's new

initiatives including a Blog, short videos, social media, and a mobile welcome center. Councilor Luebke thanked her and her staff for their work in promoting Beloit.

11. REPORTS FROM BOARD AND CITY OFFICERS

- a. Police Captain William Tyler presented a resolution approving 2014 Contracts between the City of Beloit and **Dane County Humane Society, Inc.** and authorizing execution thereof. He explained that these are almost identical to the 2013 contracts and that the City is only paying for the services that are requested. Councilor Luebke made a motion to adopt the resolution, and Councilor Leavy seconded. Councilor De Forest asked why the cost for veterinarian services decreased, and Captain Tyler explained that the cost was negotiated based on previous experiences. Councilor De Forest asked about euthanasia rates, and Captain Tyler said that euthanasia does occur for medical or other reasons but that he did not have the information on hand. The motion carried 7-0. File 8576
 - b. Captain Tyler presented a resolution approving 2014-2015 Contract between the City of Beloit and **Rock County Humane Society, Inc.** and authorizing execution thereof. He said that this is a two-year contract and noted that the RCHS has a new director. A flat annual fee was established that includes additional services over the previous year. Councilor Van De Bogart made a motion to adopt the resolution, and Councilor Luebke seconded. The motion carried. 7-0. File 5956
 - c. Finance and Administrative Services Director Paul York presented a resolution authorizing the **Transfer of Funds** from the General Fund Contingency Reserve Fund for 2013. Mr. York explained that the general fund operating budget is reviewed before the end of the each year to determine if any funds set aside for contingencies need to be used. He said that the City Attorney's office and the Fire Department experienced unanticipated expenditures and will need funds transferred. Mr. York said that the Attorney's office requires additional funds for legal work including the recent tax appeals and that the Fire Department requires funds for legal expenses due to grievances and overtime. Councilor Spreitzer made a motion to adopt the resolution, and Councilor Leavy seconded. Councilor Spreitzer asked about the overtime expense, and Chief Liggett stated that at one time 11 employees were off for extended absences. Councilor Spreitzer asked if any additional funds will be needed for snow removal. Mr. York responded that there should be sufficient funds within the Public Works Department to cover those costs. Councilor De Forest asked about the amount of money related to overtime and the grievances in the Fire Department. Mr. York responded that \$85,000 is for legal expenses, \$65,000 of which is related to the hiring grievance, and \$33,000 is for overtime. The motion carried 7-0. File 8570
 - d. Mr. York presented a resolution declaring **Doubtful Accounts**, authorizing amounts to be written off, and receiving and filing the 2013 Report of the Comptroller. He indicated that one account has been determined uncollectable because the contractor has filed for bankruptcy. Councilor Van De Bogart made a motion to adopt the resolution, and Councilor Spreitzer seconded. Councilor De Forest asked how the debt was incurred, and Mr. York stated that the contractor provided a water and sewer connection for a project on Milwaukee Road. The motion carried 7-0. File 8570
12. At 8:22 p.m., Councilor Spreitzer made a motion to adjourn the meeting, and Councilor De Forest seconded. The motion carried 7-0.

Rebecca Houseman LeMire, City Clerk

www.ci.beloit.wi.us

Date approved by Council:

ORIGINAL ALCOHOL BEVERAGE RETAIL 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 }
 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): Olde Town Market Inc

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>OWNER</u>	<u>SEAN CHIRWA</u>	<u>7372 W. RIDGE LN</u>	<u>CHESTER VALLEY IL 61016</u>
Vice President/Member				
Secretary/Member				
Treasurer/Member				
Agent	<u>Akbar Kang</u>	<u>27104 Kadlec DR #9</u>	<u>Beloit WI</u>	<u>53511</u>
Directors/Managers				

3. Trade Name Olde Town Market Business Phone Number 319-572-4667
4. Address of Premises 905 HENRY AVE BELLOTT Post Office & Zip Code WI 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.
(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.) Main sales room

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? _____
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] Yes No
14. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? 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 7 day of December 20 13

Erin Wruck

OFFICIAL SEAL
ERIN WRUCK

(Clerk/Notary Public)
Notary Public - State of Illinois
My Commission Expires Jul 23, 2014

My commission expires July 23, 2014

[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 <u>12-5-13</u>	Date reported to council/board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number Issued	

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 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 OLDE TOWN MARKET, 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 OLDE TOWN MARKET
(trade name)

located at 905 HENRY AVE BELOIT WI 53511

appoints Akhir Kang
(name of appointed agent)

2704 Kadlec DR #9 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).
Profuel Seven Inc.

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? 2 years

Place of residence last year Wisconsin

For: OLDE TOWN MARKET
(name of corporation/organization/limited liability company)

By: [Signature]
(signature of Officer/Member/Manager)

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

ACCEPTANCE BY AGENT

I, Akhir Kang, 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.

[Signature] 11-27-13
(signature of agent) (date) Agent's age _____

2704 Kadlec DR #9, Beloit WI 53511
(home address of agent) Date of birth _____

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) CHITNA		(first name) SEAN		(middle name) SINGH	
Home Address (street/route) 7372 W. RIDGE LN		Post Office	City CHERRY VALLEY	State IL	Zip Code 61016
Home Phone Number 319-572-4667		Age	Date of Birth	Place of Birth	

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.
- QSS of OLDE TOWN MARKET

(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? 0
- 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
X S&R Oil 1	Burlington, Iowa	2005	2007 Current
X Hidden Valley Ranch	Chicago	2001	2005

Self Employed - Beloit City 1888 Shopier Rd Beloit 2011 Current

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 27 day of November, 2013

Pepper Crowley
(Clerk/Notary Public)

[Signature]
(Signature of Named Individual)

My commission expires 6/5/16



Printed on Recycled Paper

Wisconsin Department of Revenue

AUXILIARY QUESTIONNAIRE ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk.

Individual's Full Name (please print) (last name)		(first name)		(middle name)	
Kang		Arbic		Kaur	
Home Address (street/route)		Post Office		City	
2764 Kadlec Dr #9				Beloit	
Home Phone Number		Age		Date of Birth	
319-572-9432					
				State	
				WI	
				Zip Code	
				53511	
				Place of Birth	

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 of Agent of OLDE town Market
(Office/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? 2 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. Provel Seven Inc, 1888 Shopiere Rd Beloit, Alcohol
(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)

6. Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employed From	To
Whole Foods Market	Roseville CA 95678	Nov 2008	Feb 2010
Johns Incredible pizza	Roseville CA 95678	March 2008	Nov 2008

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 27 day of November, 2013
Peggy Crocker
(Clerk/Notary Public)

My commission expires 6/5/16

[Signature]
(Signature of Named Individual)



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 2554, 2570, & 2600 Milwaukee Road, is hereby changed from C-1, Office District to PLI, Public Lands & Institutions District:

East 165 feet SE ¼ NE ¼ South of Milwaukee Road, all situated in the City of Beloit, County of Rock, State of Wisconsin (also known as 2554 Milwaukee Road, parcel number 23021600). Said parcel contains 3.1982 acres, more or less.

Part SW ¼ NW ¼, West 189 feet South of Milwaukee Road (Part Lot 5 Morgan Farm) Vol. 243 P. 211, all situated in the City of Beloit, County of Rock, State of Wisconsin (also known as 2570 Milwaukee Road, parcel number 22970010). Said parcel contains 4.0687 acres, more or less.

Part SW ¼ NW ¼, East 173 feet of West 362 feet South of Milwaukee Road (Part Lot 5 Morgan Farm) Vol. 240 P. 255, all situated in the City of Beloit, County of Rock, State of Wisconsin (also known as 2600 Milwaukee Road, parcel number 22970040). Said parcel contains 4.2881 acres, more or less.

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

Adopted this ____ day of _____, 2014.

City Council of the City of Beloit

Charles M. Haynes, Council President

Attest:

Rebecca Houseman LeMire, City Clerk

Published this ____ day of _____, 2014

Effective this ____ day of _____, 2014

01-611100-5231-_____

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Zoning Map Amendment Application for the properties located at 2554, 2570, & 2600 Milwaukee Road

Date: January 6, 2014

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

The School District of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District to PLI, Public Lands & Institutions District, for the properties located at 2554, 2570, & 2600 Milwaukee Road.

Key Issues (maximum of 5):

- The applicant recently acquired the subject properties with the intent of constructing a new intermediate school, along with parking lots, athletic fields, and related facilities.
 - The applicant also submitted an application to amend the Comprehensive Plan's Future Land Use Map to recommend Institutional & Community Service uses for the subject properties.
 - For future planning purposes, Planning staff has included the adjacent property at 2508 Milwaukee Road in the proposed plan amendment. However, Planning staff recommends excluding the 2508 property from this rezoning request, which will allow the owners to remain living in their home while giving them the flexibility to rezone their property to PLI and to sell it to one of their institutional neighbors in the future.
 - The PLI district is a special purpose district that is intended to accommodate major public and quasi-public uses.
 - If the requests to amend the plan and rezone the subject properties are approved by the City Council, the applicant will need to submit detailed site & architectural plans for Planning staff review and approval.
 - Planning staff mailed the attached Public Notice to the owners of nearby properties and posted a public notice sign on one of the subject properties. As of this writing, staff has not received any comments.
 - The Plan Commission reviewed this item on December 4, 2013 and voted unanimously (5-0) to recommend approval of this Zoning Map Amendment.
-

Consistency with Comprehensive Plan and Strategic Plan:

The applicant has submitted an application to amend the Comprehensive Plan's Future Land Use Map to recommend Institutional & Community Service uses and a zoning district classification of PLI for the subject properties. 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: The properties located at 2554, 2570, & 2600 Milwaukee Road were purchased by the applicant for a total of \$528,000. The conversion of privately owned commercial land to tax-exempt institutional land will reduce the overall tax base, resulting in a negative fiscal impact. This impact may be offset by the sale of district-owned property to private developers, and the economic stimulus provided by a state-of-the-art school campus along a major gateway into the City.

Attachments: Ordinance and Staff Report to the Plan Commission

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: December 4, 2013

Agenda Item: 4

File Number: ZMA-2013-17

Applicant: School District of Beloit

Owner: School District of Beloit

Location: 2554, 2570, & 2600 Milwaukee Road

Current Zoning: C-1, Office District

Existing Land Use: Single-Family

Total Area: 11.56 Acres

Proposed Zoning: PLI, Public Lands & Institutions District

Residential and Vacant Land

Request Overview/Background Information:

The School District of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District to PLI, Public Lands & Institutions District, for the properties located at 2554, 2570, & 2600 Milwaukee Road.

The attached **Location & Zoning Map** shows the location of the subject properties and the zoning of the surrounding area. The adjacent zoning and land uses are as follows:

- North: R-1A, Single-Family Res. District & R-2, Two-Family Res. District; Single- and Two-Family Dwellings
- South: M-2, General Manufacturing District; Industrial Park
- East: C-1, Office District; Medical Offices
- West: C-1, Office District; Single-Family Res. and Church Campus

All of the above-referenced properties are located in the WPO, Wellhead Protection Overlay District and MRO, Milwaukee Road Overlay District. These overlay districts will not be affected by this proposed Zoning Map Amendment. The Zoning Ordinance directs the Plan Commission to hold a hearing and make a recommendation regarding a Zoning Map Amendment when the specific site and context are suitable for the uses permitted in the proposed zoning district.

Key Issues:

- The applicant recently acquired the subject properties with the intent of constructing a new intermediate school, along with parking lots, athletic fields, and related facilities.
- The applicant also submitted an application to amend the Comprehensive Plan's Future Land Use Map to recommend Institutional & Community Service uses for the subject properties. The request to amend the plan will be reviewed concurrently during the Plan Commission and City Council hearings.
- For future planning purposes, Planning staff has included the adjacent property at 2508 Milwaukee Road in the proposed plan amendment. However, Planning staff recommends excluding the 2508 property from this rezoning request, which will allow the owners to remain living in their home while giving them the flexibility to rezone their property to PLI and to sell it to one of their institutional neighbors in the future.
- The PLI district is a special purpose district that is intended to accommodate major public and quasi-public uses.
- If the requests to amend the plan and rezone the subject properties are approved by the City Council, the applicant will need to submit detailed site & architectural plans for Planning staff review and approval.
- Planning staff mailed the attached Public Notice to the owners of nearby properties and posted a public notice sign on one of the subject properties. As of this writing, staff has not received any comments.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.
- **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 proposed PLI district and school campus are compatible with the medical offices to the east and the church campus to the west. As detailed in the plan amendment report, this site presents numerous vehicle and pedestrian challenges, including the adjacent state highway and the industrial park. These challenges will be addressed in the applicant's traffic impact analysis, which will include recommendations for safety enhancements.
 - b. *The zoning classification of property within the general area of the subject property;*
 - The properties to the east will remain zoned C-1, while the adjacent properties to the west will eventually be rezoned to PLI as planned. The uses that are permitted in the PLI district are

compatible with uses allowed in the C-1 district, and the proposed school campus will not be allowed direct access to the industrial park in order to maintain separation of incompatible uses.

- 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 under the existing zoning classification.
- d. *The trend of development and zoning map amendments in the general area of the subject property.*
 - The Milwaukee Road corridor has experienced increased development pressure during the past few years. The adjacent property to the east is being developed as a medical office, and several commercial developments are under construction in the 2700 & 2800 blocks of Milwaukee Road. In addition, several businesses in the industrial park along Office Park Lane and Kennedy Drive have recently expanded and more will be expanding within the next year.

Consistency with Comprehensive Plan and Strategic Plan:

The applicant has submitted an application to amend the Comprehensive Plan's Future Land Use Map to recommend Institutional & Community Service uses and a zoning district classification of PLI for the subject properties. 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-1, Office District to PLI, Public Lands & Institutions District, for the properties located at 2554, 2570, & 2600 Milwaukee Road.

Fiscal Note/Budget Impact: The properties located at 2554, 2570, & 2600 Milwaukee Road were purchased by the applicant for a total of \$528,000. The conversion of privately owned commercial land to tax-exempt institutional land will reduce the overall tax base, resulting in a negative fiscal impact. This impact may be offset by the sale of district-owned property to private developers, and the economic stimulus provided by a state-of-the-art school campus along a major gateway into the City.

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

Location & Zoning Map

Southeast Intermediate School

ZMA-2013-17



1 inch = 246 feet
0 60 120 240 360 Feet

Legend

- COB Parcels
- Zoning District

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

PLANNING & BUILDING SERVICES DIVISION

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-2013-17

1. Address of subject property: (200, 2570, 2554) Milwaukee Road

2. Legal description: Lot: Block: _____ Subdivision: _____
(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: 4.29 Acres, 4.07, 3.20 acres.

3. Tax Parcel Number(s): 22970040, 22970010, 23021600

4. Owner of record: School District of Beloit Phone: 608-361-4015
1633 Keeler Ave, Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: School District of Beloit
1633 Keeler Ave Beloit WI 53511
(Address) (City) (State) (Zip)

608-361-4015 715-577-8367 ijmarok@sd6.k12.wi.us
(Office Phone #) (Cell Phone #) (Email Address)

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

Change zoning district classification from: ~~R13 Residential (S)~~ ~~R11 Primary (S)~~ ~~R12 Secondary (S)~~ to: PLI

All existing uses on this property are: vacant land

7. All the proposed uses for this property are:

Principal use(s): School Campus (Intermediate)

Secondary use(s): _____

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: _____
 Other, explain: _____

9. Individual(s) responsible for compliance with conditions (if any), if request is granted:
 Name(s): Janelle Maratz Phone: 608-361-4015
1633 Keeler Ave Beloit WI 53511
(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.

Janelle Maratz / Janelle Maratz / 11-31-13
(Signature of Owner) (Print name) (Date)
 _____ / _____ / _____
(Signature of Applicant, if different) (Print name) (Date)

PAID
 In order for your request to be heard and considered in a timely manner, you must submit the complete application and all accompanying documents to the Division for acceptance by the filing deadline 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: <u>Dec. 4, 2013</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>[Signature]</u>	Date: <u>11/8/13</u>
Date Notice Published: _____	Date Notice Mailed: _____



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

November 19, 2013

To Whom It May Concern:

The School District of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District to PLI, Public Lands & Institutions District, for the properties located at:

2554, 2570, & 2600 Milwaukee Road.

The applicant recently acquired the subject properties with the intent of constructing a new intermediate school, along with parking lots, athletic fields, and related facilities. The applicant also submitted an application to amend the Comprehensive Plan's Future Land Use Map to recommend Institutional & Community Service uses for the subject properties.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, December 4, 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, January 6, 2014, 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.

OFFICE PARKWAY
PROPERTIES LLC
1525 OFFICE PARK LN
BELOIT, WI 53511
DUANE ERSCHEN
2508 MILWAUKEE RD
BELOIT, WI 53511

DAVID & SUSAN VOGELSON
2510 BLARNEY STONE DR
BELOIT, WI 535113904

D RICHARD BARDER
2560 BLARNEY STONE DR
BELOIT, WI 535113904

CARLA BOOTH
P O BOX 391
BELOIT, WI 535120391

CENTRAL CHRISTIAN
CHURCH OF BELOIT
2460 MILWAUKEE RD
BELOIT, WI 53511
TRUST OF 2004 HAROLD E & GARNET
E BAULING REVOCABLE
2480 BLARNEY STONE DR
BELOIT, WI 53511

ELTON A & MARY LYNN
PHILLIPS
2540 BLARNEY STONE DR
BELOIT, WI 53511

MARJORIE PEARSON
2570 BLARNEY STONE DR
BELOIT, WI 53511

ATTN: GREG BRITTON
BELOIT MEMORIAL HOSPITAL
1969 WEST HART RD
BELOIT, WI 53511

SERTA DIVISION MIDSTATES
BEDDING CO
1500 LEE LN
BELOIT, WI 53511
RICKY GEORGE
2500 BLARNEY STONE DR
BELOIT, WI 535113904

DUANE NEUENDORF
2550 BLARNEY STONE DR
BELOIT, WI 535113904

JAHANARA BEGUM
14 BYARS CIR
MADISON, WI 53719

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Ordinance Relating to Nonconforming Uses and Structures – Council Referral to the Plan Commission

Date: January 6, 2014

Presenter: Julie Christensen

Department:

Community Development

Overview/Background Information:

Planning staff has drafted and the City Attorney has reviewed an Ordinance to repeal and recreate two sections and to amend three sections of the Zoning Ordinance relating to Nonconforming Uses and Structures.

Key Issues (maximum of 5):

- The attached Ordinance is a direct result of recent changes to the Wisconsin Statutes pertaining to nonconforming uses and structures.
- Sections 1 – 4 of the attached Ordinance will bring the Zoning Ordinance into compliance with the revised state statutes and eliminate redundancy by replacing and revising key definitions.
- Section 5 of the attached Ordinance includes the most substantive change, based upon 2011 Wisconsin Act 170. This change deals with legal nonconforming structures or “grandfathered” structures, which are existing structures that do not comply with development standards (e.g. setbacks, height, etc.). Prior to 2011 Wisconsin Act 170, the Zoning Ordinance limited the cost of repairs to a damaged nonconforming structure to 50% of its value, or 80% for historic structures. Accordingly, if the cost of repairs exceeded these limits, the structure could not be reconstructed on the same footprint, and would have to comply with current development standards. 2011 Wisconsin Act 170 effectively prohibited municipalities from imposing these limits. The attached Ordinance removes all of the limitations upon restoration and repair of a legal nonconforming structure.

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 January 8, 2014 meeting
- This item will most likely return to the City Council for a public hearing and possible action on January 21, 2014

Fiscal Note/Budget Impact: N/A

Attachments: Proposed Ordinance

ORDINANCE NO. _____

AN ORDINANCE TO REPEAL AND RECREATE SECTIONS 9.1.1 AND 9.1.2 AND TO AMEND SECTIONS 9.1.4, 9.2.1(A), AND 9.2.2(E) OF THE ZONING ORDINANCE, CHAPTER 19 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT RELATING TO NONCONFORMING USES AND STRUCTURES.

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

Section 1. Section 9.1.1 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby repealed and recreated as follows:

9.1.1 NONCONFORMING USE. A use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform with the use restrictions in the current ordinance.

Section 2. Section 9.1.2 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby repealed and recreated as follows:

9.1.2 NONCONFORMING STRUCTURE. A dwelling or other building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform with one or more of the development regulations in the current zoning ordinance. Development regulations include setback, height, lot coverage, and side yard.

Section 3. Section 9.1.4 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended as follows:

9.1.4 LEGAL NONCONFORMING USE. A nonconforming use ~~of land or a structure~~ that is permitted by law to continue after the adoption of a zoning ordinance prohibiting such use.

Section 4. Section 9.2.1(a) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended as follows:

9.2.1 LEGAL NONCONFORMING USES.

- (a) *State Statute Adopted.* Section 62.23(7)(h), Wis. Stats., regulating legal nonconforming uses is hereby adopted and incorporated herein by reference. No legal nonconforming use may be extended or continued except as provided in §62.23(7)(h), Wis. Stats.

Historic Note: Section 62.23(7)(h) of the Wisconsin Statutes currently reads as follows:

"Nonconforming uses. The continued lawful use of a building, ~~or premises, structure, or fixture~~ existing at the time of the adoption or amendment of a zoning ordinance may not be ~~continued~~prohibited although ~~such~~the use does not conform with the provisions of the ordinance. ~~Such~~The nonconforming use may not be extended. The total structural repairs or alterations in such a nonconforming building, ~~premises, structure, or fixture~~ shall not during its life exceed 50 per-cent of the assessed value of the building, ~~premises, structure, or fixture~~ unless permanently changed to a conforming use. If ~~such~~the nonconforming use is discontinued for a period of 12 months, any future use of the building, ~~and premises, structure, or fixture~~ shall conform to the ordinance."

Section 5. Section 9.2.2(e) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended as follows:

9.2.2 LEGAL NONCONFORMING STRUCTURES.

- (e) *Alteration, Restoration and Repair.* If a legal nonconforming structure is damaged by fire, natural disaster or other cause, the structure may be restored or repaired ~~if:~~

~~1. The structure conforms with all applicable provisions of the Zoning Code; or~~

~~2. The cost of restoration or repair does not exceed:~~

~~(a) In the case of a historic building, 80 percent of the assessed value of the nonconforming structure; or~~

~~(b) In the case of other nonconforming structures, 50 percent of the assessed value of the nonconforming structure.~~

~~If the cost of repairing the damage is less than 81 percent of the assessed value of an historic building or less than 51 percent of the assessed value of any other nonconforming structure, the structure may be restored to the condition that existed before the damage occurred, provided that the restoration is completed within 12 months of the date when the damage occurred. If the restoration work is not started within 3 months after the date that the damage occurred, the structure shall be removed.~~

~~The cost of normal maintenance and incidental repairs shall not be included in determining the cost of repairing damage to a legal noneonforming structure. Incidental repairs include repairs to plumbing, wiring, fixtures and walls, other than structural repairs to load-bearing walls.~~

~~In this section, "historical building" has the meaning prescribed by §32.02 of the Code of General Ordinances of the City of Beloit.~~

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Section 6. This ordinance shall take effect and be in force upon its passage and publication.

Adopted this _____ day of January, 2014.

BELOIT CITY COUNCIL

By: _____
Charles M. Haynes, Council President

ATTEST:

By: _____
Rebecca Houseman LeMire, City Clerk

PUBLISHED: _____
EFFECTIVE DATE: _____

01-611100-5231-

Tdlb/ord/9.1.1, 9.1.2, 9.1.4, 9.2.1(a), 9.2.2(e)-ord=131205 0930 (rdln)

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Ordinance Relating to Public Lands & Institutions (PLI) District Uses and Standards – Council Referral to the Plan Commission

Date: January 6, 2014

Presenter: Julie Christensen

Department: Community Development

Overview/Background Information:

Planning staff has drafted and the City Attorney has reviewed an Ordinance to create one section and to amend one section of the Zoning Ordinance relating to Public Lands & Institutions (PLI) District Uses and Standards.

Key Issues (maximum of 5):

- The PLI district is a special purpose district that is intended to accommodate major public and quasipublic uses (e.g. parks, churches, colleges, schools, etc.).
 - The attached Ordinance was drafted in response to an emerging trend in the community, which is the closure and/or consolidation of church buildings. Many of these church buildings or portions thereof remain vacant and underutilized. Section 1 of the attached Ordinance adds Day Care Centers and Community Services to the list of uses that are permitted by-right in PLI districts. Planning staff has been contacted by different entities that would like to purchase or lease vacant space in church buildings to operate these compatible uses, which are currently prohibited under the existing PLI standards.
 - Section 2 of the attached Ordinance simplifies the development standards in PLI districts by adopting the standards that are applicable in the most restrictive adjacent zoning district. Since PLI districts are intended to be part of the fabric of a given neighborhood, it is logical to adopt the neighborhood's development standards. The most significant changes in Section 2 involve replacing the current minimum lot area and lot width standards, which are one acre and 100 feet, respectively. These standards are ill-equipped to deal with the subdivision of existing PLI lots, which are often smaller than one acre. Section 2 of the attached Ordinance adopts the minimum lot area and lot width standards in the adjacent zoning district, which will ensure compatibility with the neighborhood.
-

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 January 8, 2014 meeting
 - This item will most likely return to the City Council for a public hearing and possible action on January 21, 2014
-

Fiscal Note/Budget Impact: N/A

Attachments: Proposed Ordinance

ORDINANCE NO. _____

AN ORDINANCE TO CREATE SECTION 5-102(a)(15) AND TO AMEND SECTION 5-103 OF THE ZONING ORDINANCE, CHAPTER 19 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF BELOIT RELATING TO PUBLIC LANDS AND INSTITUTIONS (PLI) DISTRICT USES AND STANDARDS

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

Section 1. Section 5-102(a)(15) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby created as follows:

5-102 ALLOWED USES.

a. Uses Permitted By-Right.

15. Day Care Centers and Community Services

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Section 2. Section 5-103 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended as follows:

5-103 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS. Development in the PLI district shall be subject to the ~~following~~ Density/Intensity and Dimensional Standards: applicable in the most restrictive adjacent district.

DEVELOPMENT STANDARD	PLI
Maximum Density (units/acre)	25.00
Minimum Lot Area (square feet)	43,560
Minimum Lot Width (feet)	100
Front Setback (feet)	Same as most restrictive adjacent district
Interior Side Setback (feet)	10 or at least 1/2 height of principal structure, whichever is greater
Street Side Setback (feet)	Same as most restrictive adjacent district
Rear Setback (feet)	20 or at least 1/2 height of principal structure, whichever is greater
Maximum Height (stories/feet)	7/80

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Section 3. This ordinance shall take effect and be in force upon its passage and publication.

Adopted this _____ day of January, 2014.

BELOIT CITY COUNCIL

By: _____
Charles M. Haynes, Council President

ATTEST:

By: _____
Rebecca Houseman LeMire, City Clerk

PUBLISHED: _____
EFFECTIVE DATE: _____
01-611100-5231- _____

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Conditional Use Permit Application for the property located at 1029 Fourth Street – Council Referral to the Plan Commission

Date: January 6, 2014

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

M&H Maintenance has filed an application for a Conditional Use Permit to allow vehicle repair in a C-3, Community Commercial District, for the property located at 1029 Fourth Street.

Key Issues (maximum of 5):

- This property is currently vacant. The applicant plans to rent the subject property and operate a full-scale repair shop. Vehicle repair is a conditional use in a C-3 district.
- The applicant has not proposed any changes to the building or site as it is already set-up for vehicle repair with a service-bay/garage.
- The Location & Zoning Map, Application, and Site Sketch are attached to this report.

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 January 8, 2014 meeting
- This item will most likely return to the City Council for a public hearing and possible action on January 21, 2014.

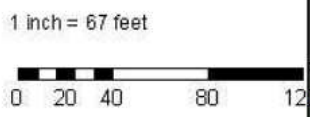
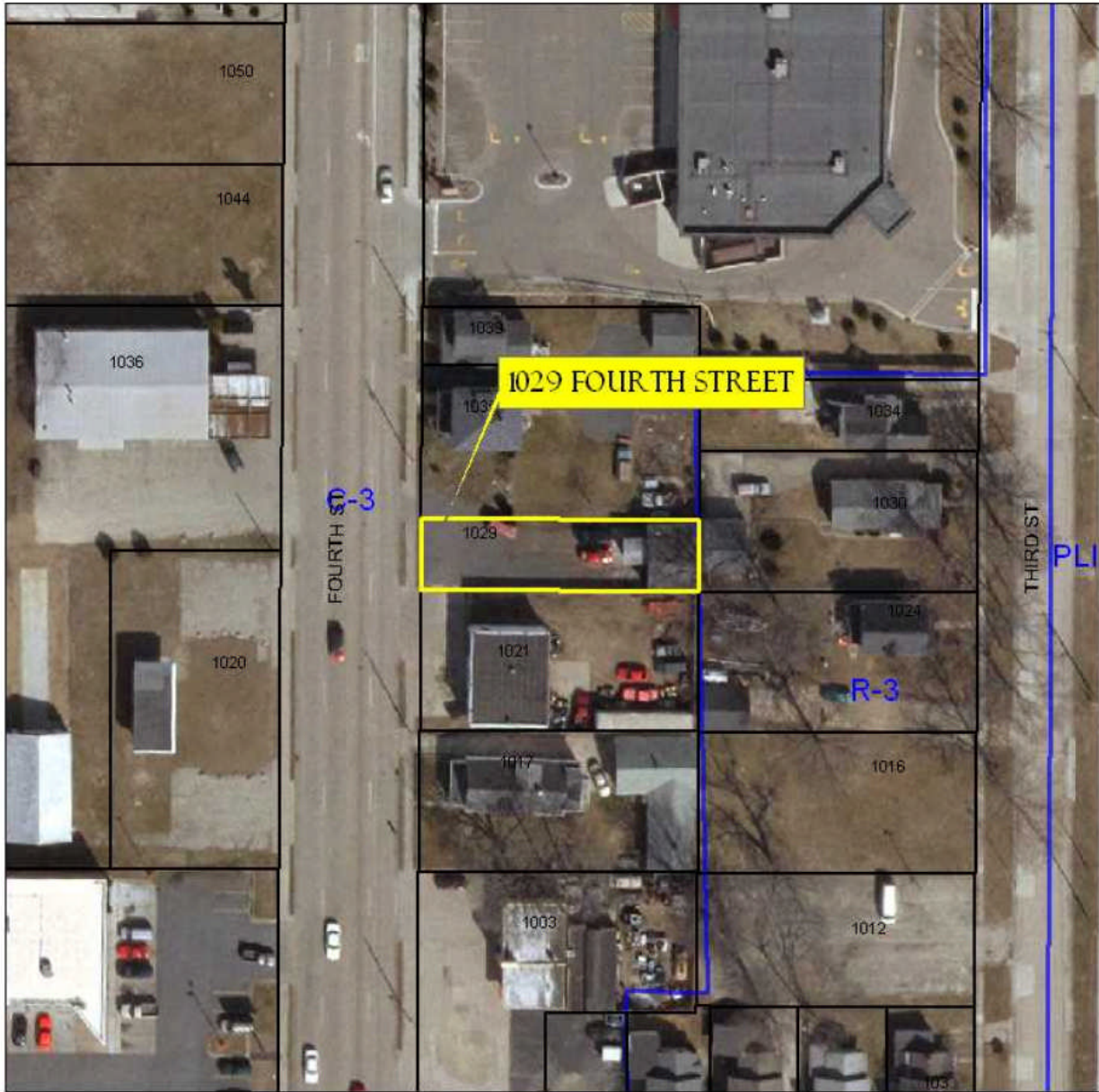
Fiscal Note/Budget Impact: N/A

Attachments: Location& Zoning Map, Application, and Site Sketch

Location & Zoning Map

1029 Fourth Street

CU-2014-01



Legend

- COB Parcels
- Zoning District

Map prepared by: Stephanie Hummel
Date: December 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-2014-01

1. Address of subject property: 1029 9TH ST.

2. Legal description: 5'12L 1682 Merrills Add.

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: 0.992 acres.

3. Tax Parcel Number(s): 13511145 C-3

4. Owner of record: Beloit Badi & Family LLC Phone: _____

958 4TH ST
(Address) (City) (State) (Zip)

5. Applicant's Name: M & H Maintenance

1029 9TH ST
(Address) (City) (State) (Zip)

(815) 509 0926 / _____ / _____
(Office Phone #) (Cell Phone #) (E-mail Address)

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

7. THE FOLLOWING ACTION IS REQUESTED:

A Conditional Use Permit for: vehicle repair
_____ in a(n) C-3 _____ Zoning District.

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

Principal use: vehicle repair.

Secondary use: n/a

Accessory use: _____

9. Project timetable: Start date: ASAP 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: month to month
- () 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.

[Signature] | GLEICHNER | 12-3-13
 (Signature of Owner) (Print name) (Date)

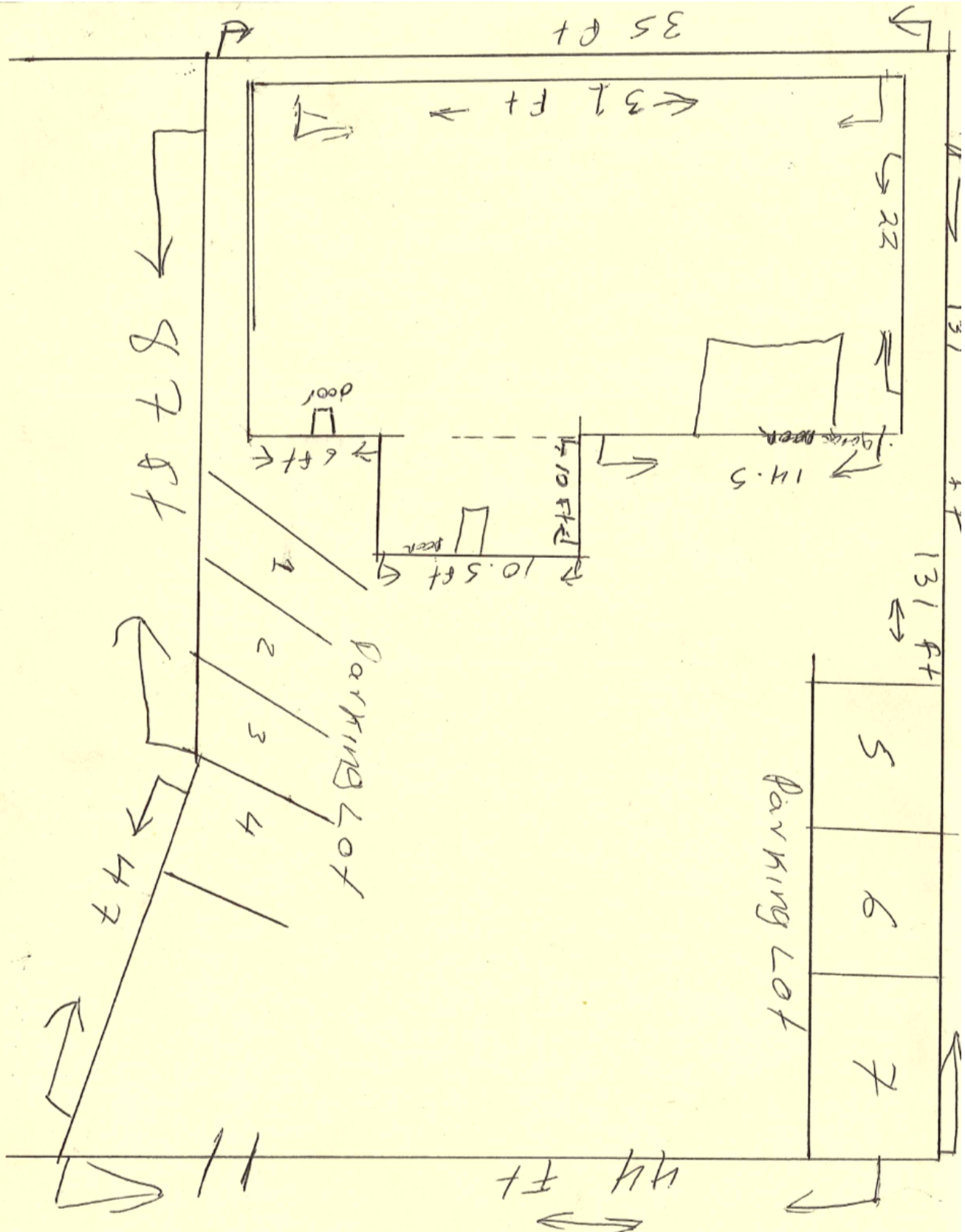
[Signature] | Maggeleno | 12/3/13
 (Signature of Applicant, if different) (Print name) (Date)

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: 275.00 Meeting date: 1/8/14
 No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____
 Application accepted by: [Signature] Date: 12/3/13



1029 4th St

CITY OF БЕЛОIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Zoning Map Amendment Application for various properties near Beloit Memorial High School– Council Referral to the Plan Commission

Date: January 6, 2014

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

The School District of Beloit has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-2, Two-Family Residential District, and R-1B, Single-Family Residential District to PLI, Public Lands & Institutions District, for the properties located at 225 & 219 North Street and 1203, 1233, 1249, 1253, 1257, 1313, 1317, 1323, 1327, 1333, 1339, 1343, 1349, & 1353 Sixth Street.

Key Issues (maximum of 5):

- This request is related to the proposed expansion of sports and recreation facilities at Beloit Memorial High School. On March 4, 2013, the City Council adopted an Ordinance amending the Future Land Use Map of the City's Comprehensive Plan to recommend Institutional & Community Services for the subject properties.
- The properties located at 1203, 1233, 1249, 1253, & 1257 Sixth Street are currently zoned R-2 and the properties located at 225 & 219 North Street and 1313, 1317, 1323, 1327, 1333, 1339, 1343, 1349, & 1353 Sixth Street are currently zoned R-1B. All of the subject properties must be rezoned to PLI before the school grounds may be expanded as planned.
- The PLI district is a special purpose district that is intended to accommodate major public and quasi-public uses.
- Site Plan Review has not yet been done for the proposed expansion of Beloit Memorial High School.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.

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 January 8, 2014 meeting
- This item will most likely return to the City Council for a public hearing and possible action on January 21, 2014.

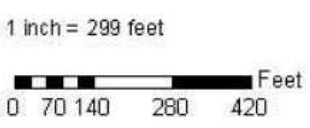
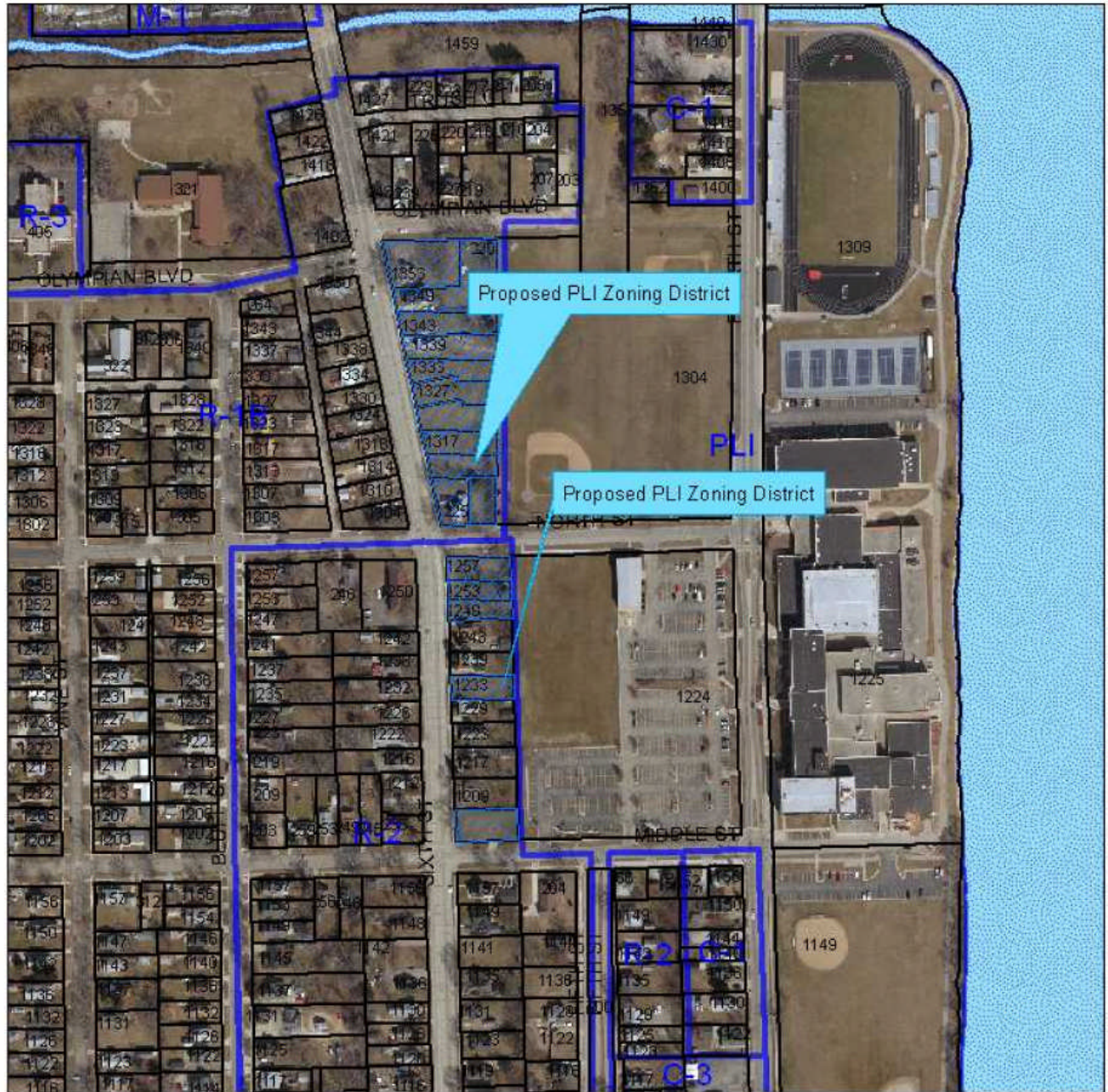
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map and Application

Location & Zoning Map

Various Properties

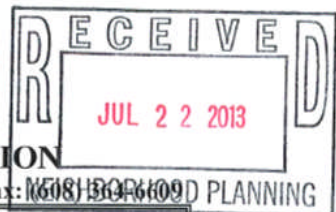
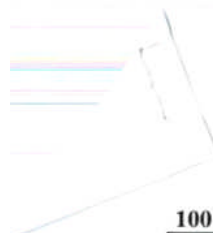
ZMA-2013-10



Legend	
	COB Parcels
	Zoning District

Map prepared by: Stephanie Hummel
 Date: December 2013
 For: City of Beloit Planning & Building Services
 Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION



CITY of BELOIT
PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6709

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2013-10

- Address of subject property: 1203, 1233, 1249, 1253, 1257 Sixth St
- Legal description: Lot: 219, 225 North St Block: 1313, 1317, 1323, 1327, 1333, 1339 Subdivision: 1343, 1349, 1353 Sixth St
(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.
- Tax Parcel Number(s): 12630105, 12630110, 12640535, 12640615, 12640600, 12640598, 12640590, 12630190, 12630195, 12630200, 12630205, 12630210, 12630215, 12630220, 12630230, 12630235
- Owner of record: School District of Beloit Phone: 608-361-4015
1633 Keeler Ave Beloit WI 53511
(Address) (City) (State) (Zip)
- Applicant's Name: Janelle Maratz, Exec Dir of Business
1633 Keeler Ave Beloit WI 53511
(Address) (City) (State) (Zip)
608-361-4015 / 1 / jmaratz@sdbokl.wi.us
(Office Phone #) (Cell Phone #) (Email Address)

6. **THE FOLLOWING ACTION IS REQUESTED:**
Change zoning district classification from Single Family R to: Two Family Townhouse Institutional & Community Use
All existing uses on this property are: School Campus - Athletic Use

- All the proposed uses for this property are:
Principal use(s): Athletic Use
Secondary use(s): School Campus Expansion
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: _____
- Other, explain: _____

9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

Name(s): Janelle Marotz Phone: 608-361-4615
1633 Keeler Ave Beloit WI 53511
(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.

Janelle Marotz / Janelle Marotz / 7-11-13
(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 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: <u>\$275.00</u>	Amount Paid: <u>\$275.00</u>	Meeting Date: <u>Jan. 8, 2014</u>
Number of notices: <u>17</u>	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	Sept. 4, 2013
Application accepted by: <u>D. Draper</u>	Date: <u>7/22/10</u>	Aug. 21, 2013
Date Notice Published: _____	Date Notice Mailed: _____	

**RESOLUTION
COMBINING POLLING PLACES FOR
FEBRUARY 18, 2014 SPRING PRIMARY ELECTION**

WHEREAS, the City of Beloit has 25 wards and uses nine polling places for all elections; and

WHEREAS, a Spring Primary Election is scheduled for Tuesday, February 18, 2014, but the need for this election will be unknown until at least January 8, 2014; and

WHEREAS, the governing body must establish the location of polling places at least 30 days prior to the election, per §5.25(3) of the Wisconsin Statutes, and action at the City Council's January 21st meeting would not meet this deadline; and

WHEREAS, if a Spring Primary Election is required, voter turnout has traditionally been extremely low; and

WHEREAS, many of the City's polling places are schools, two of which are currently under construction; and

WHEREAS, providing open and accessible polling places to the voters is extremely important, as is considering the prudent use of City tax dollars.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Beloit does hereby combine polling places for the February 18, 2014 Spring Primary Election, if that election is necessary.

BE IT FURTHER RESOLVED that the regular nine polling places will be reduced to two, with voters in Wards 1-12 voting at the Beloit Historical Society (845 Hackett Street) and voters in Wards 13-25 voting at Central Christian Church (2460 Milwaukee Road), and all efforts possible will be made to inform the voters of this temporary change if the election is necessary.

Adopted this 6th day of January, 2014.

City Council of the City of Beloit

Charles M. Haynes, President

ATTEST:

Rebecca Houseman LeMire, City Clerk

CITY OF БЕЛОIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Combining Polling Places for February 18, 2014 Spring Primary Election

Date: January 6, 2014

Presenter(s): Rebecca Houseman LeMire

Department(s): City Clerk

Overview/Background Information:

A Spring Primary Election may take place in the City of Beloit on February 18, 2014. If the election is necessary, it is likely that only one contest will be on the ballot in Beloit. In the past, elections with only one contest on the ballot have experienced extremely low voter turnout. Because of the low anticipated voter turnout and the fact that several polling places are under construction, the Clerk's office is requesting that the City Council combine the regular nine polling places into two: one on the west side at the Beloit Historical Society, and on the east side at Central Christian Church. Voters who typically vote in Wards 1-12 will vote at the Beloit Historical Society, and voters who typically vote in Wards 13-25 will vote at Central Christian Church. Per Wisconsin Statute §5.25(3), the City Council must establish the location of polling places at least 30 days prior to an election. The next regularly scheduled City Council meeting is January 21, 2014, which does not meet the 30-day requirement.

Key Issues (maximum of 5):

- The earliest possible date that the Government Accountability Board will announce the need for a Spring Primary Election is January 8, 2014, which is the day after the deadline for nomination.
- It is unlikely that any local contest scheduled to be on the April ballot will require a primary (City Council, School Board, and County Supervisors). However, the Court of Appeals District IV contest may require a primary.
- Gaston and Hackett Schools are normally used as polling places and are currently under construction.
- The last time polling places were combined was for the February 2011 Spring Primary with much success and without negative impact on the voting process. The cost savings in 2011 were over \$8,000 including savings in the areas of personnel, computer programming costs, polling place rental, and copy and production costs of voting materials and notices.
- Election Official personnel costs for a similar one-contest election in 2013 were \$11,580.
- Voters will be notified of the combination of polling places by various means including postings on doors of all polling places; public notices, press releases, and articles in the Beloit Daily News and Shopping News; postings on the City's website, at City Hall, the Beloit Public Library, and Grinnell Senior Center; and through information provided to the Beloit School District.
- This model may continue to be used in the future for elections when turnout is anticipated to be extremely low.

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 #1*, which focuses on the sustainable stewardship of City resources.

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**
Combining polling places will save money while establishing one polling place on each side of the City for the convenience of voters.

Action required/Recommendation:

- City Council consideration and adoption of the proposed Resolution

Fiscal Note/Budget Impact:

The reduction in the number of polling places will save several thousand dollars in personnel and material costs.

Attachments:

Resolution

**RESOLUTION
AUTHORIZING FINAL PAYMENT OF PUBLIC WORKS CONTRACT C13-14
Shirland Bridge Seal**

WHEREAS, work under this contract has been completed satisfactorily and in conformance with the requirements of the contract; and

WHEREAS, This project replaced broken pavement and the strip seal at the east abutment of the Shirland Avenue Bridge over the Rock River; and

WHEREAS, the city engineer, comptroller, and attorney recommend final payment to the contractor.

NOW, THEREFORE, BE IT RESOLVED, by the City of Beloit City Council that Concrete Structures, Inc. be paid \$2,675.00 as the final payment for Public Works Contract C13-14 Shirland Bridge Seal as recommended by the City Engineer.

Dated at Beloit, Wisconsin, this 6th day of January 2014.

BELOIT CITY COUNCIL

Charles M. Haynes, President

ATTEST:

Rebecca Houseman LeMire, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Final Payment for Contract C13-14, Shirland Bridge Seal

Date: January 6, 2014

Presenter(s): Gregory Boysen, P.E.

Department(s): Public Works/ Engineering

Overview/Background Information:

This project replaced broken pavement and the strip seal at the east abutment of the Shirland Avenue Bridge over the Rock River.

Key Issues (maximum of 5):

1. The requirements of the contract have been completed to the satisfaction of the City.
2. The awarded contract amount was \$ 53,500.00
Quantity increases and change orders \$.00
Net payment due contractor \$ 53,500.00
3. The City Engineer, City Attorney, and Director of Accounting recommend that a final payment be made to Concrete Structures, Inc. in the amount of \$2,675.00.

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

1. **Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley**

This repair project was necessary to protect the bridge bearings from corrosive road salt. Coupled with biannual routine maintenance of the strip seals, this bridge will last for many years to come.

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**
This project extended the life of the bridge by protecting the bearings from corrosion.

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:

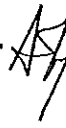
Approval of the Resolution authorizing the Final Payment.

Fiscal Note/Budget Impact:

Funds are available.

CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

TO: Mike Flesch

FROM: Andy Hill, Project Engineer 

DATE: November 27, 2013

SUBJECT: Final Payment Contract C13-14
Shirland Bridge Seal

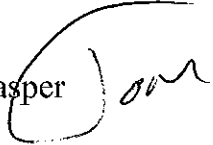
The work on this project was completed on October 29, 2013. I have inspected the work and find it to be satisfactory and in compliance with the requirements of the contract. The contractor has asked for final payment. The project was inspected by city staff. The final payment quantities have been approved by the contractor.

The original contract amount was for \$53,500.00, and the final contract amount is \$53,500.00. Payments to date under this contract total \$50,825.00, and lien waivers from the two subcontractors are on file.

Therefore, I recommend a final payment in the amount of \$2,675.00 be made to Concrete Structures, Inc.

CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

TO: Andy Hill

FROM: Thomas R. Casper 

DATE: December 13, 2013

SUBJECT: **Final Payment Public Works Contract C13-14**
Concrete Structures, Inc.
Shirland Bridge Seal

I have reviewed the materials you sent over for final payment approval on the above contract. Everything appears in order and you may process the matter in your normal fashion.

/tdh
encs.

CLEVELAND STREET

East side between the south curb of Forest Avenue and a point 153 feet south of that curb.”

Section 3. This ordinance shall be in force and take effect upon passage and publication.

Adopted this 6th day of January 2014.

BELOIT CITY COUNCIL

Charles M. Haynes, President

ATTEST:

Rebecca Houseman LeMire, City Clerk

PUBLISHED:

EFFECTIVE DATE:

01-611100-5231-_____

tdh/ordinances/13.02 (Schoolhouse parking amendments for Gaston School) = ORD 131206 (13-1179)

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Ordinance to amend Part J of Section III of the Index of Special Locations, relating to parking of vehicles on the near side of highways adjacent to schoolhouses near Gaston School.

Date: January 6, 2013

Presenter(s): Greg Boysen **Department(s):** Public Works/Engineering

Overview/Background Information:

A request was made by the School district of Beloit to make changes necessary to accommodate the new layout of the school site.

Key Issues (maximum of 5):

1. The Traffic Review Committee reviewed this request during the November 25, 2013 meeting. The Committee voted (6-0) in favor of making the necessary changes to parking near Gaston School.
2. The change to parking is due to the School District expanding the site of Gaston School. State Statute 346.52 (2) restricts parking during the hours of 7:30 AM to 4:30 PM on the near side of a through highway adjacent to a schoolhouse for children below 9th grade. We have expanded that provision in the City of Beloit and have restricted parking on the near side of all highways adjacent to schoolhouses for children below 9th grade.
3. Parking was restricted for the original site shown in red on diagram and the ordinance expands the parking restrictions to the new site shown in green on the attached diagram. The existing No-Parking areas will remain. The expanded signage will have similar language to the existing signs in the area which restrict parking, stopping, standing between 7:30 AM and 4:30 PM on school days.
4. Individual notices were not sent to the property owners for the change. The expansion of existing parking regulations did not fall under the umbrella of the City's public participation process as stated in Section 11.37 of the Municipal Code. We did not notify the residents because No-Parking regulations had already been established for the school site, the site was expanding which necessitated the No-Parking limits to expand, the school owned all of the property adjacent to the change, and the No-Parking regulation is established by State Statute (Through Streets) and City Ordinance (Non-Through Streets).
5. The expansion of the No-Parking zones along the school property will result in the loss of approximately 25 on-street stalls. However, it should be noted that the School district is adding an on-site parking lot that contains 50 total stalls (2 handi-cap).

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

1. Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.

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

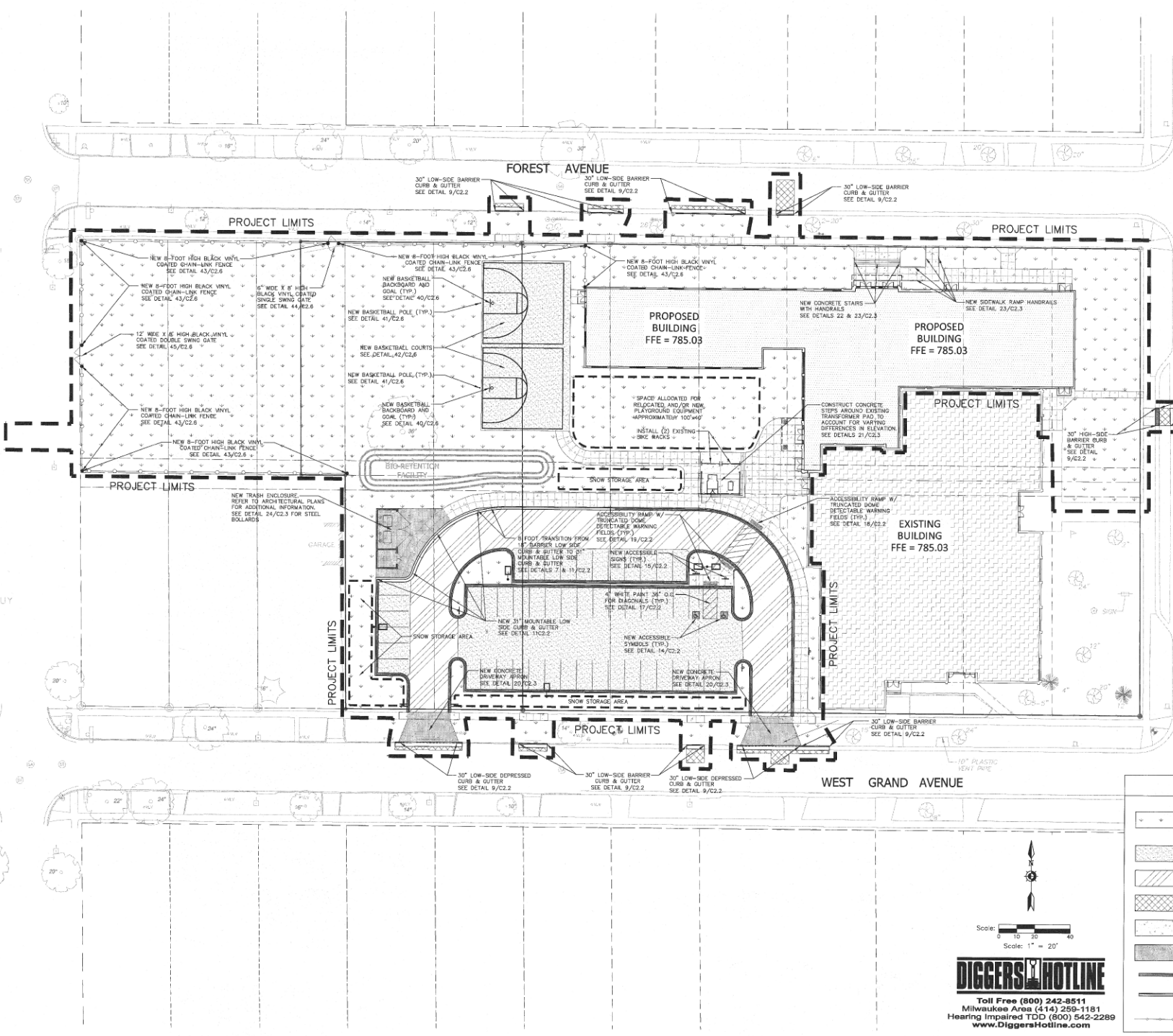
If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

The Engineering Division recommends making the necessary changes to section 13-02 of the Code of General Ordinances to accommodate the removal of on-street parking adjacent to the Gaston school site during the hours of 7:30 AM to 4:30 PM during school days.

Fiscal Note/Budget Impact:

Construction costs were included in the referendum plans. New sign installations (if required) will be completed by the City of Beloit.



HATCH LEGEND

[Symbol]	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
[Symbol]	NEW ASPHALTIC CONCRETE (LIGHT DUTY) SEE DETAIL 4 & 6/C2.2
[Symbol]	NEW ASPHALTIC CONCRETE (HEAVY DUTY) SEE DETAIL 4 & 6/C2.2
[Symbol]	NEW ASPHALTIC CONCRETE PAVEMENT FOR FOREST AVENUE, MCKINLEY AVENUE, & WEST GRAND AVENUE. CONTRACTOR SHALL MATCH EXISTING PAVEMENT THICKNESS & BASE THICKNESS.
[Symbol]	NEW CONCRETE SLAB SEE DETAILS 5 & 6/C2.2
[Symbol]	NEW HEAVY DUTY CONCRETE SLAB SEE DETAILS 5 & 6/C2.2
[Symbol]	NEW HIGH-SIDE CURB & GUTTER SEE DETAILS 7, 8, 9, 10, & 11/C2.2
[Symbol]	NEW LOW-SIDE CURB & GUTTER SEE DETAILS 7, 8, 9, 10, & 11/C2.2
[Symbol]	DESIGNATES NEW 8'-FOOT HIGH BLACK VINYL COATED CHAIN-LINK FENCE, UNLESS OTHERWISE NOTED. SEE DETAILS 43, 44, & 45/C2.6

DIGGERS HOTLINE
 Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

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Office Locations:
 Sheboygan
 12324 North 6th Street
 PO Box 825
 Sheboygan, Wisconsin 53082
 T: 920.450.4200
 F: 920.450.4205

Milwaukee
 215 North Water Street
 Suite 250
 Milwaukee, Wisconsin 53202
 T: 414.228.0200
 F: 414.228.0204
 www.brayarch.com

KAPR & ASSOCIATES, INC.
 C.S. KAPR, P.E.
 7711 N. 10th Street
 Milwaukee, WI 53210
 Phone: 414.333.6666 Fax: 414.333.6147
 www.kapringr.com

Project Title:
 Addition and Remodeling to:
 Gaston Elementary School
 School District of Beloit
 610 McKinley Avenue, Beloit, WI 53511

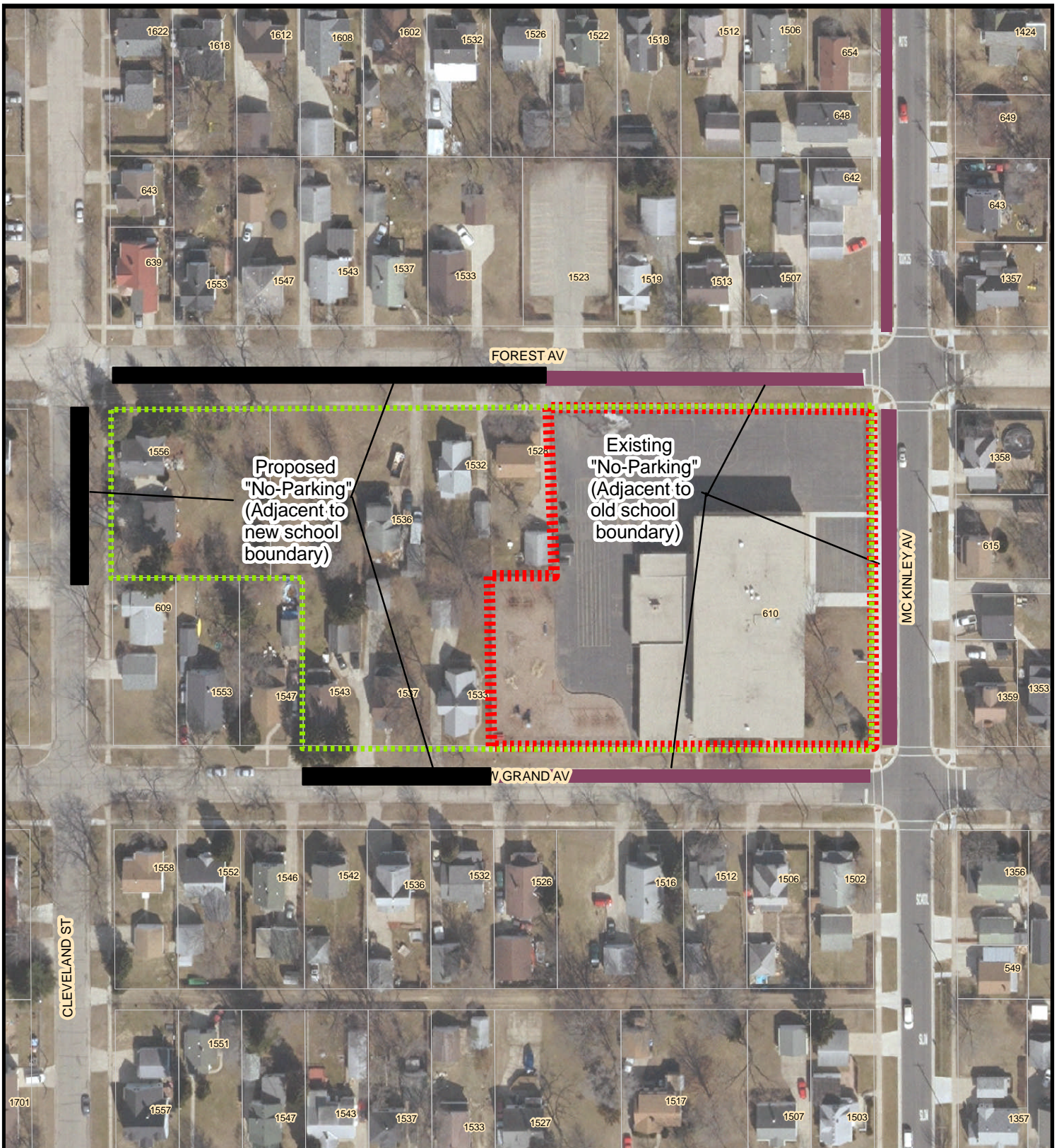
Project Number:
3064

Issued For:
Construction Documents

Issue Dates:
 8D SET 2013.03.07
 ADD. 1 2013.03.21
 PS-10 2013.04.18
 PS-11G 2013.09.09
 PS-5G 2013.09.13

Sheet Title:
SITE PLAN

Sheet Number:
C1.2



GASTON SCHOOL 'NO-PARKING'



City of
BELOIT, Wisconsin



LOCATION: Gaston School

CITY OF BELOIT, WISCONSIN

SCALE: None

DRAWN BY: JRD (2013)

**NO
PARKING
STOPPING
OR
STANDING
7:30AM-4:30PM
(SCHOOL DAYS)**



**RESOLUTION APPROVING COMPENSATION ADJUSTMENTS
FOR THE CITY MANAGER
FOR THE CALENDAR YEAR 2014**

WHEREAS, the City Manager Larry N. Arft was employed in that position on June 23, 2003; and

WHEREAS, in June of 2013, Mr. Arft completed ten consecutive years of service in this position; and

WHEREAS, the City Council recently completed the evaluation of the City Manager, again consistently scoring the Manager in the “Exceeds” and “Exceptional” categories with a final aggregate score of 4.360 out of a maximum score of 5 possible points; and

WHEREAS, the City Council has already approved a 1% salary range adjustment, which will adjust the salary of all employees on the City’s non-represented pay plan by that amount; and

WHEREAS, the City also maintains within its pay plan a provision for longevity adjustments in the amount of 3% of compensation at each fifth year anniversary milestone; and

WHEREAS, based upon the evaluation, the City Manager would also have qualified for a ½ % merit salary adjustment to take effect on July 1, 2014; and

WHEREAS, although the City Manager is not a component of the City’s non-represented salary schedule, the City Council wishes to recognize the Manager’s length of service milestone; continued quality performance; and also treat the Manager in a way equivalent to adopted compensation policies in place for other non-represented employees.

NOW, THEREFORE, BE IT RESOLVED, that the annual compensation for the City Manager shall be adjusted by 3%, or \$4,018.64, effective January 1, 2014, which will be a slightly lower percentage increase than that received by other City employees who have reached a longevity service milestone but still reflective of the Manager’s continued quality of performance; adjusting the Manager’s salary from \$133,954.92 to a new total of \$137,973.56.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council also wishes to recognize the Manager’s overall performance by providing the same merit adjustment

that will be available to other non-represented employees, authorizing an additional .5% salary adjustment to be effective July 1, 2014.

Adopted this 6th day of January, 2014.

Charles Haynes, Council President

ATTEST:

Rebecca Houseman LeMire, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: 2014 Compensation Adjustment for City Manager

Date: January 6, 2014

Presenter(s): Department(s): City Manager

Overview/Background Information:

Each year, the City Manager receives a detailed, written Performance Assessment by the City Council. That process was recently concluded using the new, upgraded written evaluation system that is currently in place for other City of Beloit management employees. The evaluation process was again very positive, with the City Manager receiving a score in the high "Exceeds Expectations" category, only slightly below the "Exceptional" point range. Following the conclusion of the written performance assessment, the Council reviews the appropriate compensation adjustments for the City Manager for the coming year.

Key Issues (maximum of 5):

1. Other non-represented employees in the City's workforce received a 1% range adjustment which will be distributed to all non-represented employees.
2. The City Manager surpassed his ten-year milestone of continuous service to the City of Beloit on June 23, 2013 and once again, if he were included in the non-represented compensation plan, would have been eligible for a 3% salary adjustment as a result of reaching that five-year longevity milestone.
3. The Manager's performance evaluation would qualify for an additional .5 (or one-half of one percent) salary adjustment effective July 1, 2014.
4. The Manager requested a smaller overall increase than would have been made available to regular City employees covered by the non-represented pay plan earlier approved by City Council, which represented a 3% salary adjustment.
5. Councilors discussed compensation and felt that while the 3% was warranted both based upon the length of tenure, as well as the current level of performance, they also felt that the half percent merit adjustment should also be awarded in July of 2014.

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

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.):

No specific tie to the City's sustainability goals.

- **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:

Fiscal Note/Budget Impact:

This 3% compensation adjustment will increase the City Manager's salary from \$133,954.92 by the amount of \$4,018.64 for a total new annual salary of \$137,973.56. At the time the budget was finalized, no specific determination had yet been made regarding the Manager's compensation. Funds are included in the Department of Finance and Administration budget for additional compensation for City employees.

**RESOLUTION AUTHORIZING CHANGES TO THE 2014 SCHEDULE OF
“BELOIT/JANESVILLE EXPRESS” TRANSIT FARES
FOR THE CITY OF BELOIT, WISCONSIN**

WHEREAS, the City of Beloit has the authority to establish reasonable fees for services provided or costs incurred in the administration of government; and

WHEREAS, the Municipal Code provides that fees shall be established by City Council resolution; and

WHEREAS, the City as part of the budget preparation process annually reviews municipal fees, charges, and rates related to costs and services provided by the various departments of the City; and

WHEREAS, the City manages numerous enterprise operations which are either fully or primarily supported through the establishment of user fees necessary to cover related costs for those services; and

WHEREAS, the City Council has determined that all of the recommended changes to the schedule of fees, charges, and rates set forth hereinafter are reasonable, equitable and necessary to cover the cost of various services; and

WHEREAS, the City Council for the City of Janesville, who jointly operates the “Beloit/Janesville Express,” approved a fare increase effective January 2, 2014, subsequent to the City of Beloit’s adopted budget, which necessitates the same “Beloit/Janesville Express fees be charged by both Cities.

NOW, THEREFORE, BE IT RESOLVED that the City Council adopts and approves the recommended changes to the schedule of fees, charges, and rates as outlined in the following fee schedule, effective January 7, 2014.

Beloit/Janesville Express (BJE)	
BJE Cash Fare	\$ 3.50
BJE (Senior, Disabled) Cash Fare	\$ 1.75
Blackhawk Tech (Cash Fare)	\$ 2.25
Blackhawk Tech (Senior, Disabled Cash Fare)	\$ 1.10
10 Ride Pass - Beloit to Janesville	\$ 30.00
10 Ride Pass - Beloit to Janesville (Senior, Disabled)	\$ 17.50
10 Ride Pass - Beloit to Blackhawk Tech	\$ 20.00

Dated at Beloit, Wisconsin this 6th day of January 2014.

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 changes to the 2014 Schedule of Beloit/Janesville Express Transit Fares

Date: January 6, 2014

Presenter(s): Michelle Gavin

Department(s): Transit / Public Works

Overview/Background Information:

The "Beloit/Janesville Express" (BJE) service is jointly operated by the Cities of Beloit and Janesville. The local share of the service is paid for by a consortium of seven public and private agencies. The City of Janesville approved an across the board fare increase effective January 2, 2014 for their municipal transit service, including the "BJE."

Key Issues (maximum of 5):

The service is jointly operated, and requires that the fare for using the service be uniformly applied, regardless of where a passenger boards, as the bus passes are printed with the fees displayed on them, and the fareboxes are programmed to expect a defined cash amount.

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 Goals 1 & 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**
Public Transit is a significant contributor to the reduction of fossil fuel dependency. The viability of public transit funding is contingent upon continued State and Federal funding.
- **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:

Approval of the fare increase for the "Beloit/Janesville Express" (BJE)," as presented.

Fiscal Note/Budget Impact:

No net change to the budget, as the fare revenue is used to offset the amount of local share the consortium members have to pay for operating the service.