



**PROCEEDINGS OF THE BELOIT CITY COUNCIL**  
**100 State Street, Beloit WI 53511**  
**Monday, March 3, 2014**

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

1. The meeting was called to order at 7:00 p.m. in the Forum at Beloit City Hall.
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS – none
4. PUBLIC HEARINGS
  - a. Community Development Director Julie Christensen presented a proposed **Zoning Text Amendment** to amend Section 5-408 of the Zoning Ordinance Chapter 19 of the Code of General Ordinances of the City of Beloit relating to Designated Floodplain Maps (Kerry Ingredients). It was noted that the Plan Commission recommended approval 6-0. Ms. Christensen said that FEMA has approved the floodplain map revisions and this ordinance amends the zoning code to reflect the revisions. Councilor Haynes opened and closed the public hearing without participation. Councilor Luebke made a motion to suspend the rules and offer a second reading of the ordinance. Councilor Leavy seconded, and the motion carried 6-0. Councilor Leavy made a motion to enact the ordinance on its merits. Councilor Kincaid seconded. Councilor Van De Bogart asked if this will have any impact on the I-39/90 improvements or on floodplain insurance. Ms. Christensen stated that it will not impact the interstate project and that it removes land from the floodplain, which will decrease the need for insurance. The motion carried 6-0. File 7724 Ordinance 3523
  - b. Ms. Christensen presented a resolution authorizing a **Conditional Use Permit** to allow ground level office uses in the CBD-1, Central Business District – Core, for the property located at 430 E. Grand Avenue (Phoenix Building). It was noted that the Plan Commission recommended approval 6-0. Ms. Christensen stated that the completed Phoenix Building will contain upper level housing and retail uses on the ground floor. She said that the property owner also intends to use 3,860 square feet of space on the first floor for office uses. Ms. Christensen stated that the Downtown Beloit Association supports the office uses at this location but does not want to see more than 40 percent of the first floor of any single block in office use. Councilor Haynes opened and closed the public hearing without participation. Councilor Van De Bogart made a motion to adopt the resolution, and Councilor Spreitzer seconded. The motion carries 6-0. File 8540
5. CITIZENS PARTICIPATION – none
6. CONSENT AGENDA

Councilor Leavy made a motion to adopt the Consent Agenda, which consists of items 6.a. through 6.f. Councilor Luebke 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 6-0.

- a. The **Minutes** of the Regular Meeting of February 17, 2014, and the Special Joint City Council and School District of Beloit Board of Education Meeting of February 24, 2014, were approved.
- b. The application for a **Zoning Map Amendment** to change the zoning district classification of the properties located at 9817 and 9949 S. Turtle Townhall Road, from Temporary M-1, Limited

Manufacturing District, to Permanent M-1, Limited Manufacturing District was referred to the Plan Commission. File 8631

- c. The application for a **Zoning Map Amendment** to change the zoning district classification of the property located at 1000 Bluff Street from R-1B, Single-family Residential District, to PLI, Public Lands and Institutions District, was referred to the Plan Commission. File 8633
- d. The application for review of a proposed building addition within **Telfer Community Park** located at 2301 Skyline Drive was referred to the Plan Commission. File 7274
- e. The application for an **Amendment to the Premises Description** for the Class "B" Beer and Reserve "Class B" Liquor License for Hourglass Media, LLC, d/b/a The Castle at 501 Prospect, John Wittnebel, Agent, was referred to the ABLCC. File 8590
- f. The resolution authorizing **Final Payment** of Public Works Contract C13-02, Sixth Street Resurfacing was adopted. File 8600

## 7. LICENSES

- a. City Clerk Rebecca Houseman LeMire presented a resolution reaffirming the **Class "B" Beer and Reserve "Class B" Liquor License** for Hourglass Media, LLC, d/b/a The Castle at 501 Prospect, and establishing a Timeline for Completion. It was noted that the ABLCC recommended approval 7-0. Ms. LeMire stated that the City Council granted the license on July 15, 2013, but that her office has not issued the license due to construction. She stated that the City's ordinances state that the Council may rescind a license, with due process, if it has not been issued for more than six months due to construction. Ms. LeMire stated that the ABLCC reviewed the license-holder's request for an extension and recommended that an extension be granted until June 30, 2014. Councilor Luebke made a motion to adopt the resolution, and Councilor Spreitzer seconded. The motion carried 6-0. File 8590

## 8. ORDINANCES – none

## 9. APPOINTMENTS – none

## 10. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor Van De Bogart thanked the snow plow drivers in the City's Department of Public Works for their work over the weekend and for their competency, hard work, and dedication. He said that he attended the Ehlers meetings in Wisconsin Dells, the League of Wisconsin Municipalities Lobby Day in Madison, and a joint City Council/School Board meeting. He said that he volunteered at the Beloit International Film Festival and took the Polar Plunge to benefit the Special Olympics.
- Councilor Luebke thanked everyone who contributed to the success of BIFF and noted that the City Council met with the School Board last week to continue the groups' partnership.
- Councilor Spreitzer said that he was in Madison for the League of Wisconsin Municipalities Lobby Day and that he attended many BIFF events and the Downtown Beloit Association Awards Party.

## 11. CITY MANAGER'S PRESENTATION

- a. City Manager Larry Arft presented the annual **City Manager's Report to the Community**. He stated that the presentation is a look back over the last five years in the City. He discussed the major public infrastructure improvements, public institution improvements by Beloit College and the School District of Beloit, commerce and industry development, and downtown business development and redevelopment. Mr. Arft said that Beloit will not rest but will continue to move forward.

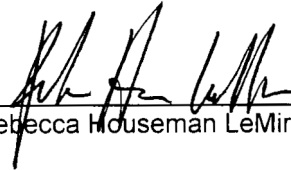
## 12. REPORTS FROM BOARD AND CITY OFFICERS

- a. City Attorney Tom Casper presented a resolution authorizing Blackhawk State Bank an **Extension for Outstanding Special Assessments** at 2231 Trevino Court, Beloit, Wisconsin. Mr. Casper said that this resolution grants a three-year extension for four individual assessments on one parcel. Councilor Van De Bogart made a motion to adopt the resolution, and Councilor Leavy

seconded. Councilor Van De Bogart noted that the interest is not eliminated by this resolution, only deferred, and Mr. Casper said that the interest rate is tied to the state trust fund rate. Councilor Luebke asked if granting an extension is consistent with past practice, and Mr. Casper stated that it is and that it reflects a desire to keep the properties on the tax rolls and not in the County's or City's possession. The motion carried 6-0. File 8260

- b. Public Works Director Greg Boysen presented a resolution authorizing **Trans 75 Exception Request** for Pavement Replacement on Bayliss Avenue. He said that Trans 75 is a relatively new law requiring complete streets but that it allows for some exceptions to the requirements when appropriate. Mr. Boysen said that adding a bike lane is not necessary for this section of street because there are sidewalks on both sides and the volume of vehicle traffic is low. Councilor Luebke made a motion to adopt the resolution, and Councilor Kincaid seconded. The motion carried 6-0. File 8632

13. At 7:47 p.m., Councilor Leavy made a motion to adjourn the meeting, and Councilor Van De Bogart seconded. The motion carried 6-0.

  
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Rebecca Houseman LeMire, City Clerk

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Date approved by Council: March 17, 2014