



**AGENDA  
BELOIT CITY COUNCIL  
100 State Street, Beloit WI 53511  
City Hall Forum – 7:00 p.m.  
Monday, February 16, 2015**

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
  - a. Proclamation celebrating the **10<sup>th</sup> Anniversary of the Beloit International Film Festival** (Haynes)
  - b. **State of the City** Address (Spreitzer)
4. PUBLIC HEARINGS
  - a. Resolution authorizing a **Conditional Use Permit** to allow indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at 412 Liberty Avenue (Liberty Mart) (Christensen) Plan Commission recommendation for denial 4-2
5. CITIZEN PARTICIPATION
6. CONSENT AGENDA

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

  - a. Approval of the **Minutes** of the regular meeting of February 2, 2015 (LeMire)
  - b. Application for a **Conditional Use Permit** to allow an outdoor seating area and indoor and outdoor sales, possession and consumption of alcohol in a C-2, Neighborhood Commercial District and MRO, Milwaukee Road Overlay District, for the property located at 2747 Milwaukee Road (Buffalo Wild Wings) (Christensen) Refer to Plan Commission
  - c. Proposed **Sale of Right-of-Way** to Rock County for the Inman Parkway Extension Project (Christensen) Refer to Plan Commission
  - d. Resolution approving a **Relocation Order** for easements along Milwaukee Road Corridor to the City of Beloit (Christensen) Plan Commission recommendation for approval 6-0
  - e. Resolution approving a **Change of Agent** for Kline's Club 88, Inc., d/b/a Rooney's Pub and Grub, located at 65 Portland Avenue, from Kim M. Eggers to Glenda G. Kline (LeMire) ABLCC recommendation for approval 6-0
7. ORDINANCES – none

8. APPOINTMENTS

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

10. CITY MANAGER'S PRESENTATION

- a. Update on **Neighborhood Revitalization** Activities (Christensen/Downing)
- b. Annual **Landmarks Commission Report** – 2014 (Alex Blazer, Chairperson)

11. REPORTS FROM BOARDS AND CITY OFFICERS – none

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: February 11, 2015  
Rebecca Houseman LeMire  
City of Beloit City Clerk  
[www.beloitwi.gov](http://www.beloitwi.gov)

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

**WHEREAS**, the Beloit International Film Festival (BIFF) marks its tenth season, February 20 to March 1, 2015, with ten days of 200 films and 150 filmmakers; and

**WHEREAS**, BIFF celebrates a decade of bringing films, filmmakers and visitors from throughout the country to our community; and

**WHEREAS**, BIFF has received the support and endorsement of business, industry, non-profit organizations, and financial institutions throughout the community; and

**WHEREAS**, through its related programs such as BIFF Year 'Round and BIFF Outdoors, it has brought additional quality entertainment to the people of this community throughout the past year; and

**WHEREAS**, BIFF enhances the creative life and reputation of Beloit internationally by attracting film artists from throughout the U.S. and abroad; and

**WHEREAS**, this year BIFF welcomes Randal Kleiser, the director of *Grease*, the most successful movie musical ever made, as the Honorary Chair; and

**WHEREAS**, BIFF engages at least 2,000 school children each year in the development of critical viewing skills through the Kids at BIFF program; and

**WHEREAS**, BIFF celebrates Beloit's downtown with eight screening venues and a spectacular Tenth Anniversary Opening Extravaganza in the venues and open spaces to launch the ten day festival.

**NOW, THEREFORE, THE PRESIDENT OF THE BELOIT CITY COUNCIL** hereby honors the BIFF on its tenth anniversary and thanks its staff and 600 volunteers for celebrating the City and its people through the power of film. The President further urges all citizens to enjoy these programs and to extend the welcome of our community to the filmmakers and visitors to Beloit.

Presented this 16<sup>th</sup> day of February 2015

---

Mark Spreitzer, Council President

ATTEST:

---

Rebecca Houseman LeMire, City Clerk

**RESOLUTION**  
**AUTHORIZING A CONDITIONAL USE PERMIT TO ALLOW**  
**INDOOR ALCOHOL SALES IN A C-2, NEIGHBORHOOD COMMERCIAL**  
**DISTRICT, FOR THE PROPERTY LOCATED AT 412 LIBERTY AVENUE**

**WHEREAS**, the application of Lutfi Qutoum for a Conditional Use Permit to allow indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at 412 Liberty Avenue, 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 indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at 412 Liberty Avenue in the City of Beloit, for the following described premises:

East 56-feet of Lot 10 of Block 4 in Hopkins Addition to the City of Beloit, County of Rock, State of Wisconsin. Said parcel contains 0.0200 acre, more or less.

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

1. This Conditional Use Permit authorizes indoor alcohol sales within the existing building located at 412 Liberty Avenue.
2. Alcohol sales shall remain secondary to the sale of convenience items. The floor area (including coolers) used to store and display alcohol shall not exceed twenty-five (25) percent of the building's (including coolers) floor area.
3. The applicant shall obtain and retain all applicable liquor licenses while the conditional use is established and maintained.
4. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Planning and Building Services Director may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

Adopted this 16<sup>th</sup> day of February, 2015.

**BELOIT CITY COUNCIL**

\_\_\_\_\_  
Mark Spreitzer, Council President

ATTEST:

\_\_\_\_\_  
Rebecca Houseman LeMire, City Clerk



# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL

---

**Topic:** Conditional Use Permit Application for the property located at 412 Liberty Avenue

**Date:** February 16, 2015

**Presenter(s):** Julie Christensen

**Department:** Community Development

---

**Overview/Background Information:**

Lutfi Qutoom, the operator of Liberty Mart, has filed an application for a Conditional Use Permit to allow indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at 412 Liberty Avenue.

---

**Key Issues (maximum of 5):**

- On January 25, 2010, the City Council revoked the Liberty Mart's Alcohol Beverage License due to alcohol sales to a minor.
  - The property owner applied for and was denied a Conditional Use Permit on May 16, 2011 due to concerns of a negative impact alcohol sales would have on the surrounding neighborhood.
  - Operations have since been transferred to the applicant, son of the property owner. He is proposing the sale of liquor, beer, and wine at the subject property. Indoor alcohol sales are a conditional use in the C-2 District.
  - The Beloit Police Department conducted a survey of 24 homes in the area of the subject property. There were 14 residents in favor of alcohol sales and 10 opposed.
  - The Plan Commission reviewed this item on February 4, 2015 and voted (4-2) to recommend denial of the Conditional Use Permit.
- 

**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:** February 4, 2015      **Agenda Item:** 3      **File Number:** CU-2015-01  
**Applicant:** Lutfi Qutoum      **Owner:** Emad Qutoum      **Location:** 412 Liberty Avenue  
**Existing Zoning:** C-2, Neighborhood Commercial District      **Existing Land Use:** Convenience Store      **Parcel Size:** 0.0800 Acre

---

### Request Overview/Background Information:

Lutfi Qutoum, the operator of Liberty Mart, has filed an application for a Conditional Use Permit to allow indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at 412 Liberty Avenue. The attached **Location and Zoning Map** shows the location of the parcel involved in this application. The adjacent zoning and land uses are as follows:

- North: C-1, Office District; Office & C-2, Neighborhood Commercial District; Retail Store
- South: R-1B, Single-Family Residential District; Single-Family Residence
- East: R-1B, Single-Family Residential District; Two-Family Duplex
- West: R-1B, Single-Family Residential District; Single-Family Residence

Indoor alcohol sales are a conditional use in the C-2 District. If the Conditional Use Permit is approved, the City Council is authorized to impose conditions it deems necessary to reduce or minimize any potential adverse effects on surrounding properties.

---

### Key Issues:

- An alcohol license was held by the property owner from July 2000 until January 2010. In May of 2009, the owner was warned concerning his first offense of sales to a minor. The license was revoked January 25, 2010 due to sales to a minor (2<sup>nd</sup> time in one year).
- The property owner applied for and was denied a Conditional Use Permit on May 16, 2011 due to concerns of the negative impact alcohol sales would have on the surrounding neighborhood.
- Store operations have since been transferred to the applicant, son of the property owner. He is proposing the sale of liquor, beer, and wine at the subject property.
- Indoor alcohol sales are a conditional use in the C-2 District.
- On-street parking on Liberty Avenue is the primary parking available for this property. There is a small driveway on site. This can accommodate 2 cars, but is not ideal for customer parking as it backs directly onto Liberty Avenue.
- This store is currently a neighborhood convenience store with household and grocery items. It is open for business every day from 9AM to 9PM. Due to limited parking and to avoid this becoming solely a liquor store, Staff has added a condition of approval that would limit the amount of floor space used to sell alcohol.
- If a Conditional Use Permit is granted, the applicant must also obtain an Alcohol Beverage License before alcoholic beverages may be legally sold on the subject property.
- The City's Review Agents have reviewed this application and have submitted the following comments or concerns:
  - **Police Department** – A survey of 24 neighbors was conducted on January 13, 2015. Of the homes surveyed, 14 were supportive of the alcohol license and 10 were opposed.
- The attached Public Notice was sent to fifteen nearby property owners. As of this writing, Planning Staff has received comments from two neighbors. The first is not opposed to the alcohol license itself, but has concerns that allowing alcohol at this location may increase undesirable behavior. He has noticed a decrease in littering and loitering since the alcohol license was revoked from the property. He also noted that the property itself is in need of repair and a higher standard of cleanliness. The second neighbor is opposed to the alcohol license, stating that littering is a big issue for the property and that previous sales to minors shouldn't be overlooked.

▪ **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 current use (a convenience store) supports the neighborhood by offering a range of products that meet the needs of the neighborhood. While this property has had problems surrounding alcohol sales in the past, Planning Staff feels that general public health and safety will not be negatively impacted by resuming alcohol sales.
- 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 conditional use will not injure the use and enjoyment of nearby properties.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
  - The conditional use is not expected to diminish or impair property values in the neighborhood.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
  - Not Applicable.
- 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;*
  - Not Applicable.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
  - Adequate facilities and infrastructure are available to serve the conditional use.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
  - The subject property does not have off-street parking. While the establishment of the conditional use is not expected to generate a significant increase in traffic, Planning Staff believes that limiting the amount of alcohol sales (Condition #2) will alleviate the minimal traffic increases.
- 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 Comprehensive Plan recommends Neighborhood Commercial uses and a zoning district classification of C-2 for the subject property. The underlying zoning district classification 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:**

The Planning and Building Services Division recommends **approval** of a Conditional Use Permit to allow indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at 412 Liberty Avenue, based on the above Findings of Fact, under the following conditions of approval:

1. This Conditional Use Permit authorizes indoor alcohol sales within the existing building located at 412 Liberty Avenue.
2. Alcohol sales shall remain secondary to the sale of convenience items. The floor area (including coolers) used to store and display alcohol shall not exceed twenty-five (25) percent of the building's (including coolers) floor area.
3. The applicant shall obtain and retain all applicable liquor licenses while the conditional use is established and maintained.

4. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Planning and Building Services Director may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

---

**Fiscal Note/Budget Impact:** N/A

---

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





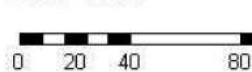
# Location & Zoning Map

412 Liberty Avenue

CU-2015-01



1 inch = 56 feet



### Legend

- COB Parcels
- 120 Zoning District

Map prepared by: Stephanie Hummel  
Date: January 2015  
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-2015-01

1. Address of subject property: 412 Liberty Ave

2. Legal description: \_\_\_\_\_

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

Property dimensions are: 60 feet by 60 feet = 3,600 square feet.

If more than two acres, give area in acres: \_\_\_\_\_ acres.

3. Tax Parcel Number(s): 13 581655

4. Owner of record: EMAD Qutoum Phone: 608-365-1723

1997 Lane Dr. Beloit WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: Lutfi Qutoum

1038 Vine St. Beloit WI 53511  
(Address) (City) (State) (Zip)

\_\_\_\_\_  
(Office Phone #) 1 608-436-3703 lqutoum116@gmail.com  
(Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: Small Convenience Store (Commercial)

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

A Conditional Use Permit for: 412 Liberty Ave. For Alcohol Use  
in a(n) C-2 Zoning District.

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

Principal use: Convenience store.

Secondary use: Liquor, Beer, and wine

Accessory use: Retail and miscellaneous.



9. Project timetable: Start date: \_\_\_\_\_ 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: 5 years

( ) 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] / EMAD QUTOUR / 12-10-14  
(Signature of Owner) (Print name) (Date)

[Signature] / LUTFI QUTOUR / 12-10-2014  
(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: 12/10/14 2/4/2014

No. of notices: \_\_\_\_\_ x mailing cost (\$0.50) = cost of mailing notices: \$ \_\_\_\_\_

Application accepted by: S. Hummel Date: 12/10/14 app  
1/9/14 Agent



## **NOTICE TO THE PUBLIC**

January 22, 2015

To Whom It May Concern:

Lutfi Qutoum, the operator of Liberty Mart, has filed an application for a Conditional Use Permit to allow indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at:

**412 Liberty Avenue.**

Indoor alcohol sales are a conditional use in the C-2 District. The following public hearings will be held regarding this proposed Conditional Use Permit:

**City Plan Commission:** Wednesday, February 4, 2015, 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, February 16, 2015, 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 Division at (608) 364-6708 or [hummels@beloitwi.gov](mailto:hummels@beloitwi.gov). Comments will be accepted via telephone, email, and U.S. Mail.*

Rock County Properties Inc  
1975 Country Air Drive  
Rice Lake, WI 54868

Bertrum Berg  
1038 Vine Street  
Beloit, WI 53511

Fred Backhaus  
1042 Vine Street  
Beloit, WI 53511

Billy Wilmer  
1050 Vine Street  
Beloit, WI 53511

WEP Enterprises LLC  
1313 Eleventh Street  
Beloit, WI 53511

Emad Qutoum  
Lutfi Qutoum  
412 Liberty Avenue  
Beloit, WI 53511

Leroy Seehaver  
1057 Oak Street  
Beloit, WI 53511

Bryan Jones & Victoria Byers-Jones  
1051 Oak Street  
Beloit, WI 53511

Douglas Bach  
11808 County H Road  
Beloit, WI 53511

Jose Ramirez Ramos  
125 ½ E. Main Street  
Evansville, WI 53536

Diane & Michael Ryan  
400 E. Grand Avenue, Ste. 312  
Beloit, WI 53511

Josefina Fosados-Larios  
1056 Oak Street  
Beloit, WI 53511

Rodney & Tari Bach  
1223 W. Big Hill Road  
Beloit, WI 53511

Kitelinger Properties LLC  
1244 Hinsdale Avenue  
Beloit, WI 53511

Joan Rice  
923 William Street  
Beloit, WI 53511

Donna Grover  
1237 Tenth Street  
Beloit, WI 53511



**PROCEEDINGS OF THE BELOIT CITY COUNCIL**  
**100 State Street, Beloit WI 53511**  
**Monday, February 2, 2015**

Presiding: Mark Spreitzer  
Present: Sheila De Forest, Charles M. Haynes, Regina Hendrix, Ana Kelly, Chuck Kincaid, and David F. Luebke  
Absent: None

1. The meeting was called to order at 7:00 p.m. in the Forum at Beloit City Hall.
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS – none
4. PUBLIC HEARINGS – none
5. CITIZEN PARTICIPATION – none
6. CONSENT AGENDA

Councilor Luebke made a motion to adopt the Consent Agenda, which consists of items 6.a. through 6.e. Councilor De Forest 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 January 20, 2015, were approved.
  - b. The application for a **Recreation Path** in Big Hill Park was referred to the Plan Commission. File 8587
  - c. The application for a **Conditional Use Permit** to allow indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at 412 Liberty Avenue (Liberty Mart), was referred to the Plan Commission. File 8489
  - d. The application for **Sidewalk Easements** for the proposed Milwaukee Road Corridor Improvements was referred to the Plan Commission. File 8463
  - e. The resolution awarding **Public Works Contract C15-03**, Concrete Pavement Repair, was adopted. File 8674
7. ORDINANCES – none
  8. APPOINTMENTS – none
  9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS
    - Councilor Luebke said that he was pleased to attend the Beloit International Film Festival (BIFF) kickoff party and encouraged the public to participate in the festival.
    - Councilor De Forest thanked the residents who attended listening sessions and completed surveys regarding the city manager recruitment process. She thanked the City's Public Works, Police, and Fire employees who keep the public safe.
    - Councilor Kincaid said that he enjoyed the BIFF event and urged the public to participate in the festival.
    - Councilor Hendrix said that she attended Head Start's 50<sup>th</sup> anniversary celebration and that there will be a Soul Food Luncheon on February from 11:00 a.m. to 2:00 p.m. at Beloit Memorial High School to celebrate Black History Month.
    - Councilor Kelly said that BIFF tickets are available online.

- Councilor Haynes congratulated the Public Works Department on how efficiently they handled the snow recent emergency.
- Councilor Spreitzer said that he is looking forward to BIFF and that the Public Works employees did a great job with snow removal.

#### 10. CITY MANAGER'S PRESENTATION

- Police Chief Norm Jacobs presented information regarding the recent violent crimes in Beloit and how the Police Department is responding. He explained Project Stop the Violence and said that there will be two squad cars in the City's Merrill Neighborhood instead of just one. He indicated that the Department is looking at locations for a temporary police substation in the neighborhood to show police presence. He reminded the public that Beloit's overall crime rate has decreased in the last five years and requested the Council's continued support. City Manager Larry Arft and Councilor Luebke thanked Chief Jacobs for the presentation. Councilor De Forest thanked him for the report and asked if the Chief needs more police officers. Chief Jacobs said that additional officers may or may not prevent crime. Councilor De Forest said that she is committed to providing the resources the Police Department needs.

#### 11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Finance and Administrative Services Director Eric Miller presented a Resolution providing for the Sale of \$760,000 **General Obligation Promissory Notes, Series 2015B**. He introduced Dawn Gunderson, Ehlers and Associates, who explained that the bonds will be bid competitively and that she would be back in March with resolutions approving the bid with the lowest cost of financing. Councilor Luebke made a motion to adopt the resolution, and Councilor Kincaid seconded. The motion carried by roll call vote 7-0. File 8649
- b. Mr. Miller presented an Initial Resolution Authorizing **General Obligation Bonds** in an amount not to Exceed \$1,950,000 for Street Improvement Projects. Councilor Luebke made a motion to adopt the resolution, and Councilor Haynes seconded. The motion carried by roll call vote 7-0. File 8649
- c. Mr. Miller presented an Initial Resolution Authorizing **General Obligation Bonds** in an amount not to Exceed \$535,000 for Parks and Public Grounds Projects. Councilor Haynes made a motion to adopt the resolution, and Councilor Hendrix seconded. The motion carried by roll call vote 7-0. File 8649
- d. Mr. Miller presented a Resolution directing Publication of Notice to Electors Relating to Bond Issues and Providing for the Sale of not to Exceed \$2,485,000 **General Obligation Corporate Purpose Bonds, Series 2015C**. Councilor Kincaid made a motion to adopt the resolution, and Councilor Kelly seconded. The motion carried by roll call vote 7-0. File 8649
- e. Mr. Arft presented a resolution supporting the League of Wisconsin Municipalities' **Partnership for Prosperity Legislative Agenda**. He said that funding from the state has been reduced over the last several years and that the League wants to encourage the state to invest in quality urban places. Councilor Haynes made a motion to adopt the resolution, and Councilor Luebke seconded. Councilor Spreitzer indicated that he will abstain from voting on this matter as he will likely be asked to take action in the future as a Wisconsin Legislator. Councilor De Forest indicated that she supports most of the recommendations but disagrees with the levy limit provision and will be voting against the resolution. The motion carried 5-1-1, with Councilor De Forest voting in opposition and Councilor Spreitzer abstaining. File 5532

12. At 7:45 p.m., Councilor Hendrix made a motion to adjourn the meeting. Councilor De Forest seconded, and the motion carried.

---

Rebecca Houseman LeMire, City Clerk

[www.beloitwi.gov](http://www.beloitwi.gov)

Date approved by Council:





**PROCEEDINGS OF THE BELOIT CITY COUNCIL  
Special Meeting  
100 State Street, Beloit, WI 53511  
Wednesday, February 4, 2015**

Presiding: Mark Spreitzer  
Present: Sheila De Forest, Charles M. Haynes Regina D. Hendrix, Ana Kelly, Chuck Kincaid, and David F. Luebke  
Absent: None

1. Councilor Spreitzer called the meeting to order at 6:30 p.m. in the 4<sup>th</sup> 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)(g) to **confer with legal counsel** with respect to litigation in which the City is likely to become involved. Councilor Haynes seconded. The motion carried, and the Council adjourned into closed session at 6:30 p.m.
3. At 8:37 p.m., Councilor De Forest made a motion to adjourn the closed session. Councilor Kelly seconded, and the motion carried.

---

Rebecca Houseman LeMire, City Clerk

[www.beloitwi.gov](http://www.beloitwi.gov)

Date Approved by Council:



# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL

---

**Topic:** Conditional Use Permit Application for the property located at 2747 Milwaukee Road – Council Referral to the Plan Commission

**Date:** February 16, 2015

**Presenter(s):** Julie Christensen

**Department:** Community Development

---

### Overview/Background Information:

Blazin Wings, Inc. has filed an application for a Conditional Use Permit to allow an outdoor seating area and indoor & outdoor sales, possession, & consumption of alcohol in a C-2, Neighborhood Commercial District, for the property located at 2747 Milwaukee Road.

---

### Key Issues (maximum of 5):

- The applicant has proposed a 12' x 67' outdoor seating area on the west side of the building. The proposed outdoor seating area will be enclosed by a 3' concrete wall. It will also be covered.
- The proposed outdoor seating area will hold 18 tables and 64 chairs. No landscaping has been proposed for the patio area.
- The patio will have two (2) alarmed emergency exit gates.
- Section 4-704 of the Zoning Ordinance states that outdoor seating areas for restaurants are only allowed if reviewed and approved in accordance with the Conditional Use Permit review procedures.

---

### 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 February 18, 2015 meeting
- This item will most likely return to the City Council for a public hearing and possible action on March 2, 2015

---

**Fiscal Note/Budget Impact:** N/A

---

**Attachments:** Application and Site Plans

**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-2014-10

1. Address of subject property: 2747 Milwaukee Road

2. Legal description: L 3 CSM VOL 21 PGS 322-325

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): 22980335

4. Owner of record: Morgan Square 2 LLC Phone: 608-751-0516  
400 Midland Court, Janesville, WI 53511

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

5. Applicant's Name: Blazin Wings, Inc.

5500 Wayzata Blvd. Suite 1600, Minneapolis, MN 55416

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

952-593-9943 / licensing@buffalowildwings.com

(Office Phone #) (Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: Previously Atlanta Bread

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

A Conditional Use Permit for: Outdoor dining & alcohol use  
\_\_\_\_\_ in a(n) C2-Neighborhood Commerical Zoning District.

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

Principal use: Full service restaurant with a liquor license

Secondary use: \_\_\_\_\_

Accessory use: \_\_\_\_\_


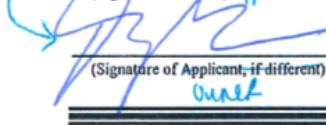
9. Project timetable: Start date: March 2015 Completion date: June/July 2015

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

- ( ) Owner
- Leasehold, length of lease: 10 years
- ( ) 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.

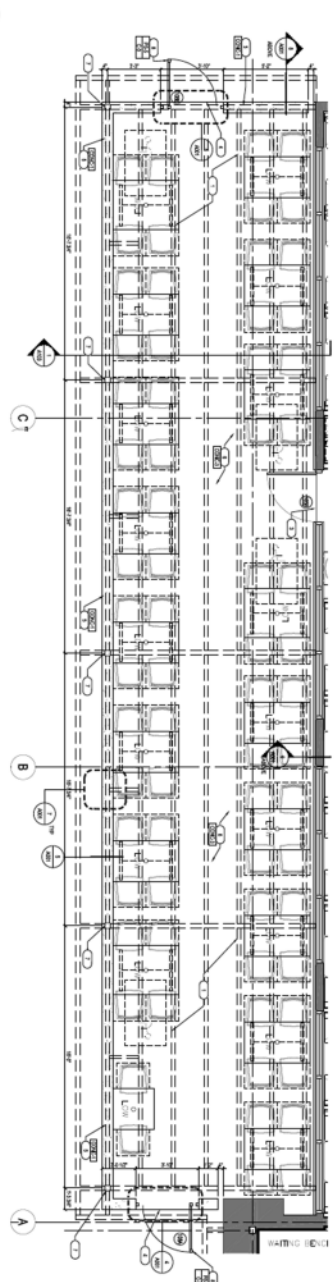
I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning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

 / Emily Decker, Vice President / \_\_\_\_\_  
(Signature of Owner) 2/11/15 (Print name) (Date)  
 / TERRY M'GUINE / 1.15.15  
(Signature of Applicant, if different) OWNER (Print name) (Date)  
MEMBER MORGAN SQ. 2, LLC

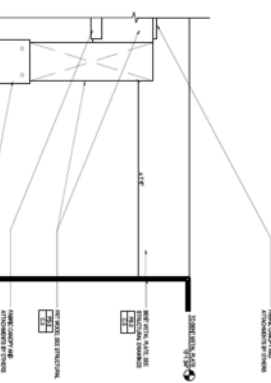
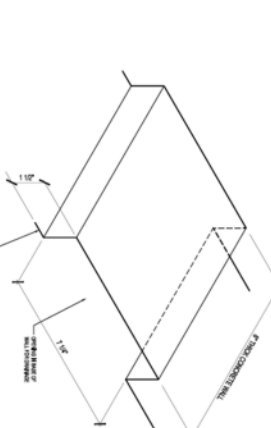
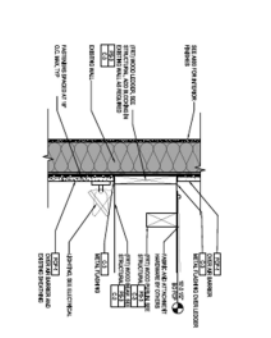
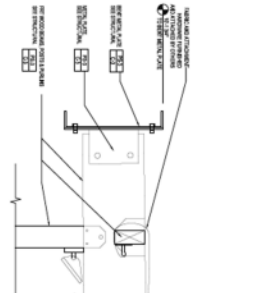
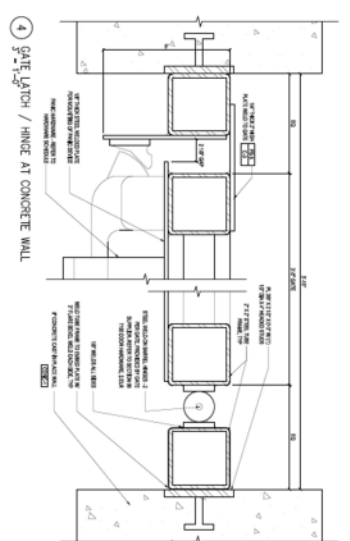
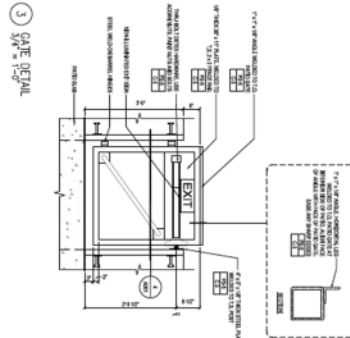
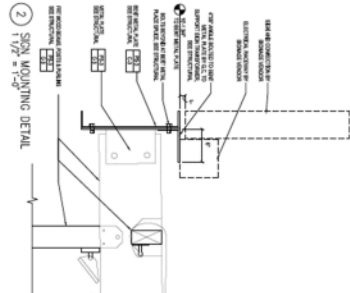
In order for your request to be heard and considered in a timely manner, you must submit the completed application, and all accompanying documents, to the Planning and Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

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: <u>\$275.00</u>	Amount paid: <u>\$275<sup>00</sup></u>	Meeting date: <u>Dec 17, 2014</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>Drew Pennington</u>		Date: <u>11/13/14</u>



1 ENLARGED PATIO PLAN  
1/8" = 1'-0"



**KEY NOTES**

- 1. REFER TO ALL OTHER DRAWINGS FOR MATERIALS AND FINISHES.
- 2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
- 3. REFER TO ALL OTHER DRAWINGS FOR NOTES AND SPECIFICATIONS.
- 4. REFER TO ALL OTHER DRAWINGS FOR NOTES AND SPECIFICATIONS.
- 5. REFER TO ALL OTHER DRAWINGS FOR NOTES AND SPECIFICATIONS.
- 6. REFER TO ALL OTHER DRAWINGS FOR NOTES AND SPECIFICATIONS.
- 7. REFER TO ALL OTHER DRAWINGS FOR NOTES AND SPECIFICATIONS.
- 8. REFER TO ALL OTHER DRAWINGS FOR NOTES AND SPECIFICATIONS.

 <b>BUFFALO WILD WINGS</b> 2747 MILWAUKEE ROAD BELOIT, WI 53511 5445 STADIA PROTOTYPE	<b>ARCHITECTURAL ALLIANCE</b> ARCHITECTURAL ALLIANCE INTERNATIONAL (812) 874-4100 400 CLIFTON AVE S MINNEAPOLIS, MN 55405-3212	<b>DRAWING ISSUE</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUE FOR PERMIT</td> <td>08-28-2011</td> </tr> <tr> <td>2</td> <td>ISSUE FOR PERMIT</td> <td>08-28-2011</td> </tr> <tr> <td>3</td> <td>ISSUE FOR PERMIT</td> <td>08-28-2011</td> </tr> <tr> <td>4</td> <td>ISSUE FOR PERMIT</td> <td>08-28-2011</td> </tr> <tr> <td>5</td> <td>ISSUE FOR PERMIT</td> <td>08-28-2011</td> </tr> <tr> <td>6</td> <td>ISSUE FOR PERMIT</td> <td>08-28-2011</td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	1	ISSUE FOR PERMIT	08-28-2011	2	ISSUE FOR PERMIT	08-28-2011	3	ISSUE FOR PERMIT	08-28-2011	4	ISSUE FOR PERMIT	08-28-2011	5	ISSUE FOR PERMIT	08-28-2011	6	ISSUE FOR PERMIT	08-28-2011
NO.	DESCRIPTION	DATE																					
1	ISSUE FOR PERMIT	08-28-2011																					
2	ISSUE FOR PERMIT	08-28-2011																					
3	ISSUE FOR PERMIT	08-28-2011																					
4	ISSUE FOR PERMIT	08-28-2011																					
5	ISSUE FOR PERMIT	08-28-2011																					
6	ISSUE FOR PERMIT	08-28-2011																					
<b>A001</b> PATIO PLAN & DETAILS PROJECT NO. 20110009-03 SHEET NO. 01/01																							

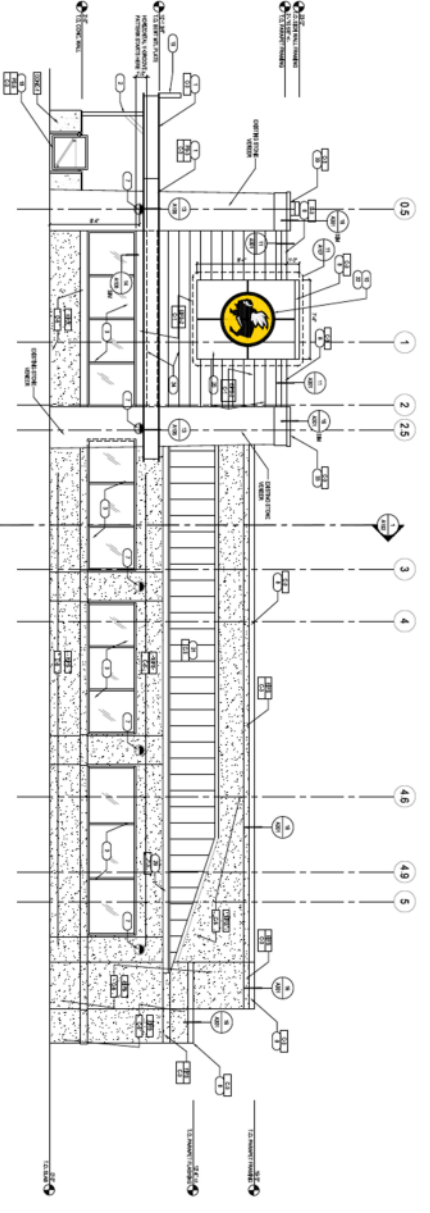
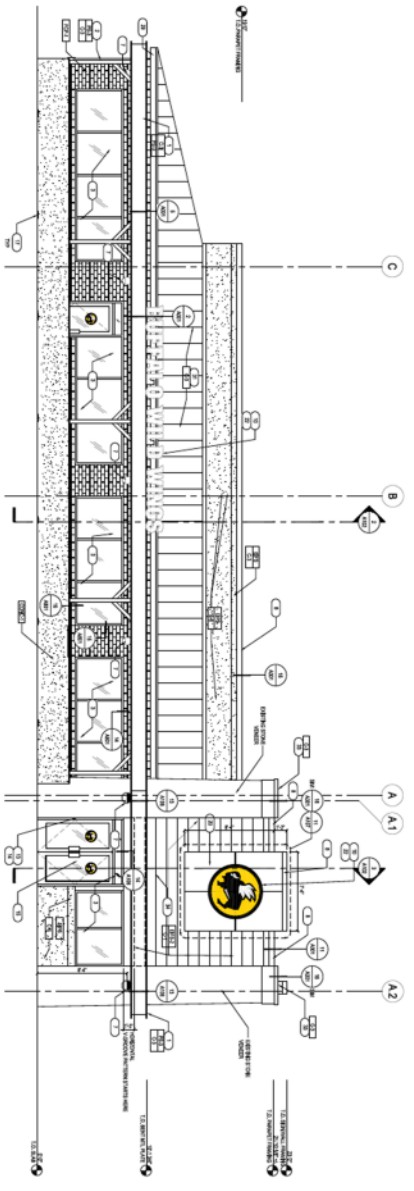
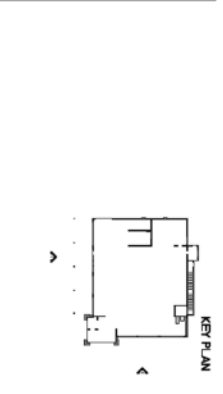
NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	08-11-11	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...
16	...	...	...	...
17	...	...	...	...
18	...	...	...	...
19	...	...	...	...
20	...	...	...	...
21	...	...	...	...
22	...	...	...	...
23	...	...	...	...
24	...	...	...	...
25	...	...	...	...
26	...	...	...	...
27	...	...	...	...
28	...	...	...	...
29	...	...	...	...
30	...	...	...	...
31	...	...	...	...
32	...	...	...	...
33	...	...	...	...
34	...	...	...	...
35	...	...	...	...
36	...	...	...	...
37	...	...	...	...
38	...	...	...	...
39	...	...	...	...
40	...	...	...	...
41	...	...	...	...
42	...	...	...	...
43	...	...	...	...
44	...	...	...	...
45	...	...	...	...
46	...	...	...	...
47	...	...	...	...
48	...	...	...	...
49	...	...	...	...
50	...	...	...	...
51	...	...	...	...
52	...	...	...	...
53	...	...	...	...
54	...	...	...	...
55	...	...	...	...
56	...	...	...	...
57	...	...	...	...
58	...	...	...	...
59	...	...	...	...
60	...	...	...	...
61	...	...	...	...
62	...	...	...	...
63	...	...	...	...
64	...	...	...	...
65	...	...	...	...
66	...	...	...	...
67	...	...	...	...
68	...	...	...	...
69	...	...	...	...
70	...	...	...	...
71	...	...	...	...
72	...	...	...	...
73	...	...	...	...
74	...	...	...	...
75	...	...	...	...
76	...	...	...	...
77	...	...	...	...
78	...	...	...	...
79	...	...	...	...
80	...	...	...	...
81	...	...	...	...
82	...	...	...	...
83	...	...	...	...
84	...	...	...	...
85	...	...	...	...
86	...	...	...	...
87	...	...	...	...
88	...	...	...	...
89	...	...	...	...
90	...	...	...	...
91	...	...	...	...
92	...	...	...	...
93	...	...	...	...
94	...	...	...	...
95	...	...	...	...
96	...	...	...	...
97	...	...	...	...
98	...	...	...	...
99	...	...	...	...
100	...	...	...	...

**GENERAL NOTES**

1. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

**KEY NOTES**

01	EXISTING WALL AND STRUCTURE
02	NEW WALL AND STRUCTURE
03	EXISTING ROOF
04	NEW ROOF
05	EXISTING FLOOR
06	NEW FLOOR
07	EXISTING CEILING
08	NEW CEILING
09	EXISTING MECHANICAL
10	NEW MECHANICAL
11	EXISTING ELECTRICAL
12	NEW ELECTRICAL
13	EXISTING PLUMBING
14	NEW PLUMBING
15	EXISTING PAINT
16	NEW PAINT
17	EXISTING FINISH
18	NEW FINISH
19	EXISTING GLASS
20	NEW GLASS
21	EXISTING METAL
22	NEW METAL
23	EXISTING WOOD
24	NEW WOOD
25	EXISTING CONCRETE
26	NEW CONCRETE
27	EXISTING BRICK
28	NEW BRICK
29	EXISTING BLOCK
30	NEW BLOCK
31	EXISTING STONE
32	NEW STONE
33	EXISTING TILE
34	NEW TILE
35	EXISTING CARPET
36	NEW CARPET
37	EXISTING LAMINATE
38	NEW LAMINATE
39	EXISTING GYPSUM BOARD
40	NEW GYPSUM BOARD
41	EXISTING INSULATION
42	NEW INSULATION
43	EXISTING VENTILATION
44	NEW VENTILATION
45	EXISTING LIGHTING
46	NEW LIGHTING
47	EXISTING SOUNDBLOCK
48	NEW SOUNDBLOCK
49	EXISTING PARTITION
50	NEW PARTITION
51	EXISTING CABINETRY
52	NEW CABINETRY
53	EXISTING ISLAND
54	NEW ISLAND
55	EXISTING SEATING
56	NEW SEATING
57	EXISTING BAR
58	NEW BAR
59	EXISTING SERVICE COUNTER
60	NEW SERVICE COUNTER
61	EXISTING STAIRS
62	NEW STAIRS
63	EXISTING ELEVATOR
64	NEW ELEVATOR
65	EXISTING RAMP
66	NEW RAMP
67	EXISTING CURB
68	NEW CURB
69	EXISTING DRIVEWAY
70	NEW DRIVEWAY
71	EXISTING PAVEMENT
72	NEW PAVEMENT
73	EXISTING LANDSCAPE
74	NEW LANDSCAPE
75	EXISTING SIGNAGE
76	NEW SIGNAGE
77	EXISTING FENCE
78	NEW FENCE
79	EXISTING GROUND
80	NEW GROUND
81	EXISTING GRADE
82	NEW GRADE
83	EXISTING UTILITIES
84	NEW UTILITIES
85	EXISTING FOUNDATION
86	NEW FOUNDATION
87	EXISTING STRUCTURE
88	NEW STRUCTURE
89	EXISTING ROOFING
90	NEW ROOFING
91	EXISTING CLADDING
92	NEW CLADDING
93	EXISTING GLAZING
94	NEW GLAZING
95	EXISTING MASONRY
96	NEW MASONRY
97	EXISTING METALWORK
98	NEW METALWORK
99	EXISTING WOODWORK
100	NEW WOODWORK



2 EXTERIOR ELEVATION  
REF-A/AB0

1 EXTERIOR ELEVATION  
REF-A/AB0

DRAWING ISSUE		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08-11-11
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...

**EXTERIOR ELEVATIONS**

PROJECT NO. 2015009-03

DATE: 08-11-11

SCALE: 1/8" = 1'-0"

PROJECT: BUFFALO WILD WINGS

LOCATION: 2747 MILWAUKEE ROAD, BELOIT, WI 53511

PHASE: PROTOTYPE

**BUFFALO WILD WINGS**

2747 MILWAUKEE ROAD  
BELOIT, WI 53511  
5465 STADIA - PROTOTYPE

ARCHITECTURAL ALLIANCE INTERNATIONAL

**ALLIANCE**

ARCHITECTURAL ALLIANCE INTERNATIONAL (812) 674-1100  
403 CLIFTON AVE S MINNEAPOLIS, MN 55403-3212



# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL

---



**Topic:** Sale of Right-of-Way to Rock County Related to Inman Parkway Extension – Council Referral to the Plan Commission

**Date:** February 16, 2015

**Presenter(s):** Julie Christensen

**Department(s):** Community Development

---

**Overview/Background Information:**

As part of the Inman Parkway (CTH “BT”) Extension Project, Rock County will be acquiring 4.24 acres of existing public right-of-way from the City of Beloit as shown on the attached Plat.

---

**Key Issues (maximum of 5):**

- The sale of land for roadway purposes is required to be referred to and reviewed by the Plan Commission in accordance with Section 62.23(5) of Wisconsin Statutes.
- This roadway extension project is being led by Rock County and involves a new arterial roadway connection between Prairie Avenue and Shopiere Road. The acquisition of existing right-of-way and private property is underway.
- The right-of-way being sold is an irregular piece of undeveloped land that extends from Prairie Avenue to the city limits.
- The City Attorney and City Engineer have reviewed and approved the attached conveyance documents.

---

**Conformance to Strategic Plan (List key goals this action would support and 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 February 18, 2015 meeting
- This item will most likely return to the City Council for review and possible action on March 2, 2015

---

**Fiscal Note/Budget Impact:** The proposed deed contemplates a price of \$100.

---

**Attachments:** Relocation Order Plat and Warranty Deed





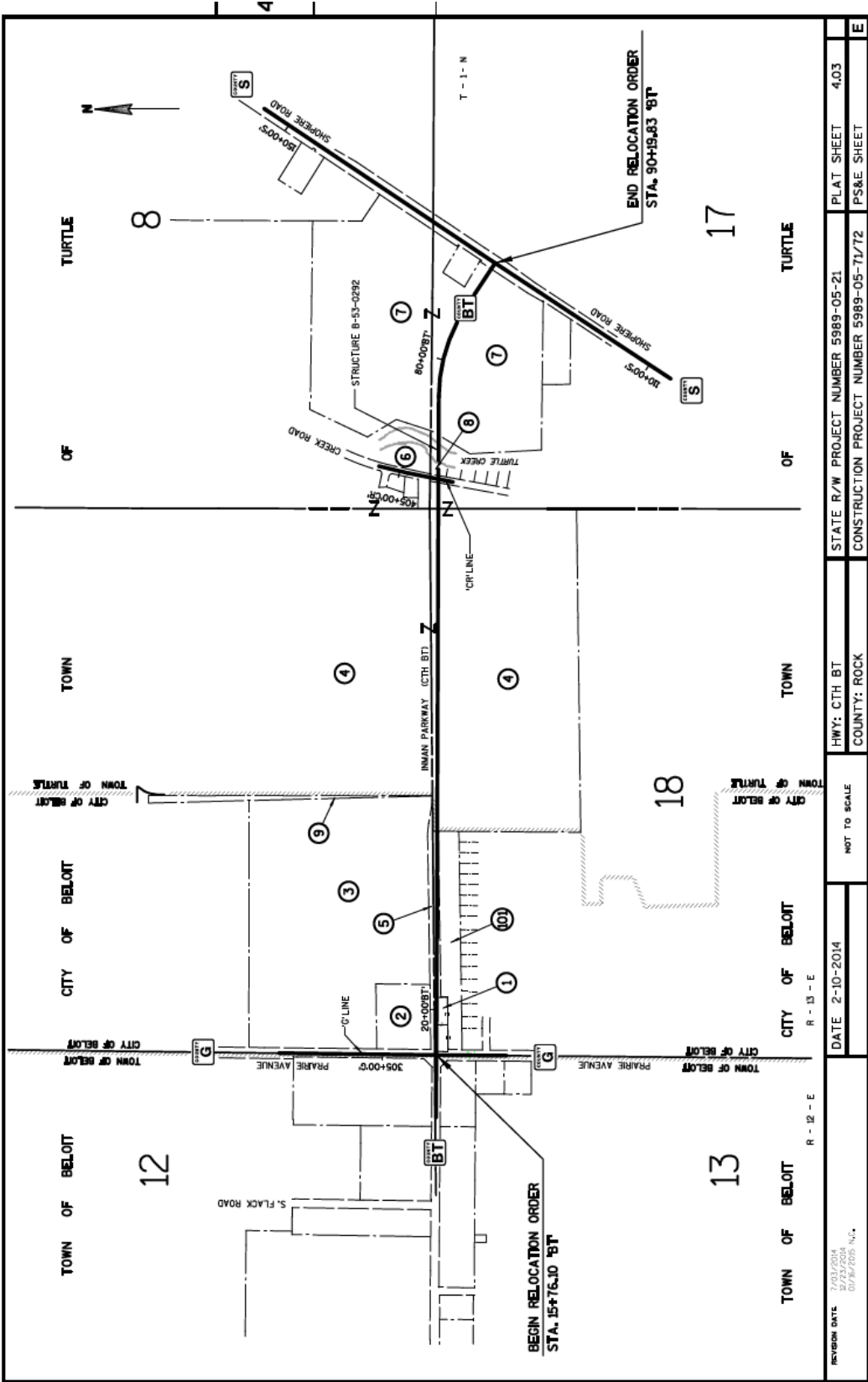
# SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE IN THE EVENT OF TRANSFER OF LAND INTERESTS TO THE COUNTY.

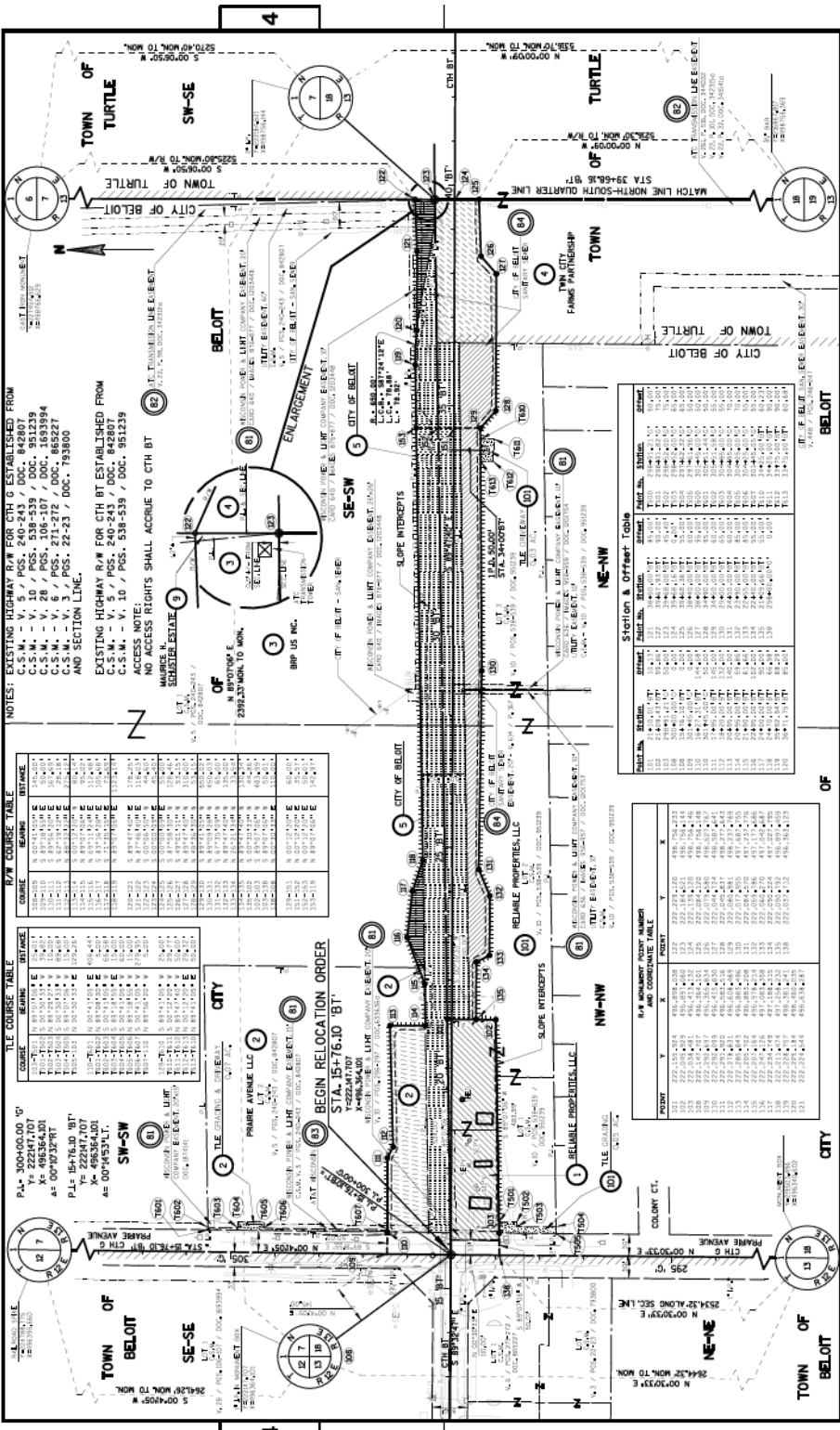
AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED

PARCEL NUMBER	SHEET NUMBER	OWNER (S)	INTEREST REQUESTED	TOTAL ACRES OR S.F.	NEW	R/W ACRES OR S.F. EXISTING	REQUIRED TOTAL	TOTAL ACRES OR S.F. REMAINING	TILE ACRES OR S.F.	PLE ACRES OR S.F.
1	4.04	RELIABLE PROPERTIES, LLC	FEE	1.35	1.27	0.08	1.35	0.00	---	---
101	4.04	RELIABLE PROPERTIES, LLC	FEE, TILE & ACCESS RIGHTS	8.10	1.50	---	1.50	6.60	0.08	---
2	4.04	PRAIRIE AVENUE LLC	FEE, TILE & ACCESS RIGHTS	6.89	0.91	---	0.91	5.98	0.07	---
3	4.04	BRP US INC.	FEE & ACCESS RIGHTS	81.58	0.30	---	0.30	81.28	---	---
4	4.04-4.06	TWIN CITY FARMS PARTNERSHIP	FEE & PLE	299.86	9.54	0.17	9.71	290.15	---	0.19
5	4.04	CITY OF BELOT	FEE	---	---	4.24	4.24	---	---	---
6	4.06	EDWIN H. KJORNES	FEE & TILE	245,678 S.F.	144 S.F.	3,427 S.F.	3,571 S.F.	242,107 S.F.	443 S.F.	---
7	4.06	GARY W. & MICHELLE J. HARR TRUSTEES OF THE HARR FAMILY REVOCABLE TRUST	FEE	93.17	6.73	---	6.73	86.44	---	---
8	4.06	DAN L. TRUNBO	FEE	0.70	0.40	---	0.40	0.30	---	---
9	4.04	MAURICE H. SCHUSTER ESTATE	FEE	2.06	27 S.F.	---	27 S.F.	2.06	---	---
81	4.04	WISCONSIN POWER & LIGHT COMPANY	RELEASE OF RIGHTS	---	---	---	---	---	---	---
82	4.04	AMERICAN TRANSMISSION COMPANY LLC	RELEASE OF RIGHTS	---	---	---	---	---	---	---
83	4.04	AT&T WISCONSIN	RELEASE OF RIGHTS	---	---	---	---	---	---	---
84	4.04	CITY OF BELOT	RELEASE OF RIGHTS	---	---	---	---	---	---	---

REVISION DATE: 7/03/2014 37797204 01/16/2015	DATE: 2-10-2014	SCALE: FEET 0	HWY: CTH BT COUNTY: ROCK	STATE R/W PROJECT NUMBER 5989-05-21 CONSTRUCTION PROJECT NUMBER 5989-05-71/72	PLAT SHEET 4.02 PS&E SHEET E
FILE NAME: E:\PROJECTS\2014\2014-05-21\5989-05-71\72\14-001.DWG      LIT DATE: 11/16/2013      LIT BY: J. HAZEN      LIT TITLE: 1:1000      MISSOURI CADDS SHEET 00					



REVISION DATE 7/03/2014 01/16/2015 N.C.	DATE 2-10-2014	NOT TO SCALE	STATE R/W PROJECT NUMBER 5989-05-21	PLAT SHEET 4.03
FILE NAME: T:\PROJECTS\2014\1405\1405-05-21\1405-05-21-01.dwg	R - 12 - E	CITY OF BELOIT	CONSTRUCTION PROJECT NUMBER 5989-05-71/72	PS&E SHEET
	R - 13 - E	TOWN OF BELOIT	PLT BY: ANS28	WISDOT/CADDIS SHEET TO
		CITY OF TURTLE	PLT DATE: 12/16/2013	E
		TOWN OF TURTLE	PLT SCALE: 1:500	
			HWY: CTH. BT	
			COUNTY: ROCK	



NOTES: EXISTING HIGHWAY R/W FOR CTH BT ESTABLISHED FROM  
 C.S.M. - V. 10 / PGS. 538-539 / DOC. 951239  
 C.S.M. - V. 28 / PGS. 106-107 / DOC. 1693994  
 C.S.M. - V. 5 / PGS. 271-272 / DOC. 865227  
 AND SECTION LINE.  
 EXISTING HIGHWAY R/W FOR CTH BT ESTABLISHED FROM  
 C.S.M. - V. 10 / PGS. 538-539 / DOC. 951239  
 NO ACCESS RIGHTS SHALL ACCRUE TO CTH BT

**R/W COURSE TABLE**

COMBINE	STATION	OFFSET	STATION	OFFSET
1	154+76.10	0.00	154+76.10	0.00
1	154+76.10	10.00	154+76.10	10.00
1	154+76.10	20.00	154+76.10	20.00
1	154+76.10	30.00	154+76.10	30.00
1	154+76.10	40.00	154+76.10	40.00
1	154+76.10	50.00	154+76.10	50.00
1	154+76.10	60.00	154+76.10	60.00
1	154+76.10	70.00	154+76.10	70.00
1	154+76.10	80.00	154+76.10	80.00
1	154+76.10	90.00	154+76.10	90.00
1	154+76.10	100.00	154+76.10	100.00
1	154+76.10	110.00	154+76.10	110.00
1	154+76.10	120.00	154+76.10	120.00
1	154+76.10	130.00	154+76.10	130.00
1	154+76.10	140.00	154+76.10	140.00
1	154+76.10	150.00	154+76.10	150.00
1	154+76.10	160.00	154+76.10	160.00
1	154+76.10	170.00	154+76.10	170.00
1	154+76.10	180.00	154+76.10	180.00
1	154+76.10	190.00	154+76.10	190.00
1	154+76.10	200.00	154+76.10	200.00
1	154+76.10	210.00	154+76.10	210.00
1	154+76.10	220.00	154+76.10	220.00
1	154+76.10	230.00	154+76.10	230.00
1	154+76.10	240.00	154+76.10	240.00
1	154+76.10	250.00	154+76.10	250.00
1	154+76.10	260.00	154+76.10	260.00
1	154+76.10	270.00	154+76.10	270.00
1	154+76.10	280.00	154+76.10	280.00
1	154+76.10	290.00	154+76.10	290.00
1	154+76.10	300.00	154+76.10	300.00

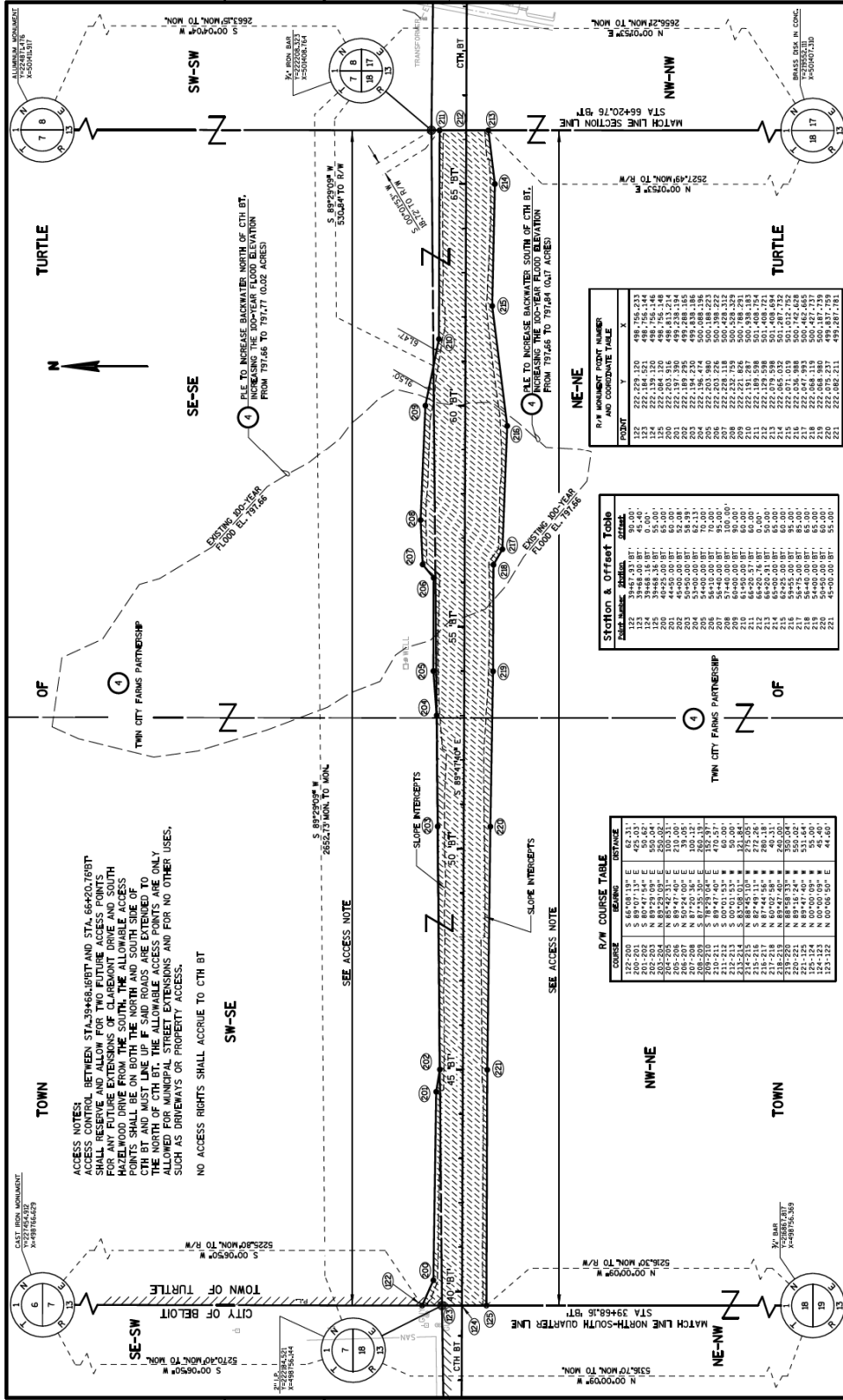
**SECTION & OFFSET TABLE**

STATION	SECTION	OFFSET	STATION	SECTION	OFFSET
154+76.10	1	0.00	154+76.10	1	0.00
154+76.10	1	10.00	154+76.10	1	10.00
154+76.10	1	20.00	154+76.10	1	20.00
154+76.10	1	30.00	154+76.10	1	30.00
154+76.10	1	40.00	154+76.10	1	40.00
154+76.10	1	50.00	154+76.10	1	50.00
154+76.10	1	60.00	154+76.10	1	60.00
154+76.10	1	70.00	154+76.10	1	70.00
154+76.10	1	80.00	154+76.10	1	80.00
154+76.10	1	90.00	154+76.10	1	90.00
154+76.10	1	100.00	154+76.10	1	100.00
154+76.10	1	110.00	154+76.10	1	110.00
154+76.10	1	120.00	154+76.10	1	120.00
154+76.10	1	130.00	154+76.10	1	130.00
154+76.10	1	140.00	154+76.10	1	140.00
154+76.10	1	150.00	154+76.10	1	150.00
154+76.10	1	160.00	154+76.10	1	160.00
154+76.10	1	170.00	154+76.10	1	170.00
154+76.10	1	180.00	154+76.10	1	180.00
154+76.10	1	190.00	154+76.10	1	190.00
154+76.10	1	200.00	154+76.10	1	200.00
154+76.10	1	210.00	154+76.10	1	210.00
154+76.10	1	220.00	154+76.10	1	220.00
154+76.10	1	230.00	154+76.10	1	230.00
154+76.10	1	240.00	154+76.10	1	240.00
154+76.10	1	250.00	154+76.10	1	250.00
154+76.10	1	260.00	154+76.10	1	260.00
154+76.10	1	270.00	154+76.10	1	270.00
154+76.10	1	280.00	154+76.10	1	280.00
154+76.10	1	290.00	154+76.10	1	290.00
154+76.10	1	300.00	154+76.10	1	300.00

**R/W PROPERTY BOUNDARY NUMBER AND COORDINATE TABLE**

POINT	X	Y	POINT	X	Y
101	485095.491	485113.22	102	485113.22	485113.22
102	485113.22	485113.22	103	485113.22	485113.22
103	485113.22	485113.22	104	485113.22	485113.22
104	485113.22	485113.22	105	485113.22	485113.22
105	485113.22	485113.22	106	485113.22	485113.22
106	485113.22	485113.22	107	485113.22	485113.22
107	485113.22	485113.22	108	485113.22	485113.22
108	485113.22	485113.22	109	485113.22	485113.22
109	485113.22	485113.22	110	485113.22	485113.22
110	485113.22	485113.22	111	485113.22	485113.22
111	485113.22	485113.22	112	485113.22	485113.22
112	485113.22	485113.22	113	485113.22	485113.22
113	485113.22	485113.22	114	485113.22	485113.22
114	485113.22	485113.22	115	485113.22	485113.22
115	485113.22	485113.22	116	485113.22	485113.22
116	485113.22	485113.22	117	485113.22	485113.22
117	485113.22	485113.22	118	485113.22	485113.22
118	485113.22	485113.22	119	485113.22	485113.22
119	485113.22	485113.22	120	485113.22	485113.22
120	485113.22	485113.22	121	485113.22	485113.22

DATE: 2-10-2014  
 SCALE: 1" = 100'  
 COUNTY: ROCK  
 HWY: CTH BT  
 STATE R/W PROJECT NUMBER 5989-05-21  
 CONSTRUCTION PROJECT NUMBER 5989-05-71/72  
 PLAT SHEET 4.04  
 PS&E SHEET E



**ACCESS NOTES:**  
 ACCESS CONTROL BETWEEN STA. 19468.68BT AND STA. 66420.76BT SHALL RESERVE AND ALLOW FOR TWO FUTURE ACCESS POINTS FOR ANY FUTURE EXTENSIONS OF CLAREMONT DRIVE AND SOUTH HAZELWOOD DRIVE FROM THE SOUTH. THE ALLOWABLE ACCESS POINTS SHALL BE LOCATED ON THE NORTH SIDE OF THE CENTERLINE OF CTH BT AND MUST LINE UP SAID ROADS ARE EXTENDED TO THE NORTH OF CTH BT. THE ALLOWABLE ACCESS POINTS ARE ONLY ALLOWED FOR MUNICIPAL STREET EXTENSIONS AND FOR NO OTHER USES, SUCH AS DRIVEWAYS OR PROPERTY ACCESS.  
 NO ACCESS RIGHTS SHALL ACCRUE TO CTH BT

SEE ACCESS NOTE

SEE ACCESS NOTE

**R/W COURSE TABLE**

COURSE	BEARING	DISTANCE
122-200	S 66°40'10" E	62.311
201-202	S 89°47'54" E	55.420
202-203	N 89°29'09" E	55.094
203-204	N 89°29'09" E	55.094
204-205	N 89°42'31" E	109.311
205-206	N 89°42'31" E	109.311
206-207	N 89°24'00" E	31.095
207-208	N 89°24'00" E	31.095
208-209	N 87°10'30" E	262.133
209-210	N 87°10'30" E	262.133
210-211	S 89°47'49" E	472.577
211-212	S 00°01'53" E	69.000
212-213	S 89°47'54" E	55.420
213-214	S 89°47'54" E	55.420
214-215	N 87°49'11" E	272.295
215-216	N 87°49'11" E	272.295
216-217	N 87°49'11" E	272.295
217-218	N 87°49'11" E	272.295
218-219	N 89°42'31" E	109.311
219-220	N 89°42'31" E	109.311
220-221	N 89°18'24" E	555.002
221-222	N 89°18'24" E	555.002
125-124	N 00°00'00" E	51.900
124-123	N 00°00'00" E	51.900
123-122	N 00°00'00" E	44.400
122-121	N 00°00'00" E	44.400

**Station & Offset Table**

STATION	OFFSET
122	38482.00
123	38482.00
124	38482.00
125	38482.00
126	38482.00
127	38482.00
128	38482.00
129	38482.00
130	38482.00
131	38482.00
132	38482.00
133	38482.00
134	38482.00
135	38482.00
136	38482.00
137	38482.00
138	38482.00
139	38482.00
140	38482.00
141	38482.00
142	38482.00
143	38482.00
144	38482.00
145	38482.00
146	38482.00
147	38482.00
148	38482.00
149	38482.00
150	38482.00
151	38482.00
152	38482.00
153	38482.00
154	38482.00
155	38482.00
156	38482.00
157	38482.00
158	38482.00
159	38482.00
160	38482.00
161	38482.00
162	38482.00
163	38482.00
164	38482.00
165	38482.00
166	38482.00
167	38482.00
168	38482.00
169	38482.00
170	38482.00
171	38482.00
172	38482.00
173	38482.00
174	38482.00
175	38482.00
176	38482.00
177	38482.00
178	38482.00
179	38482.00
180	38482.00
181	38482.00
182	38482.00
183	38482.00
184	38482.00
185	38482.00
186	38482.00
187	38482.00
188	38482.00
189	38482.00
190	38482.00
191	38482.00
192	38482.00
193	38482.00
194	38482.00
195	38482.00
196	38482.00
197	38482.00
198	38482.00
199	38482.00
200	38482.00
201	38482.00
202	38482.00
203	38482.00
204	38482.00
205	38482.00
206	38482.00
207	38482.00
208	38482.00
209	38482.00
210	38482.00
211	38482.00
212	38482.00
213	38482.00
214	38482.00
215	38482.00
216	38482.00
217	38482.00
218	38482.00
219	38482.00
220	38482.00
221	38482.00

**R/W MONUMENT POINT NUMBER AND COORDINATE TABLE**

POINT	X	Y
123	222,184.570	498,756.144
124	222,184.570	498,756.144
125	222,184.570	498,756.144
126	222,184.570	498,756.144
127	222,184.570	498,756.144
128	222,184.570	498,756.144
129	222,184.570	498,756.144
130	222,184.570	498,756.144
131	222,184.570	498,756.144
132	222,184.570	498,756.144
133	222,184.570	498,756.144
134	222,184.570	498,756.144
135	222,184.570	498,756.144
136	222,184.570	498,756.144
137	222,184.570	498,756.144
138	222,184.570	498,756.144
139	222,184.570	498,756.144
140	222,184.570	498,756.144
141	222,184.570	498,756.144
142	222,184.570	498,756.144
143	222,184.570	498,756.144
144	222,184.570	498,756.144
145	222,184.570	498,756.144
146	222,184.570	498,756.144
147	222,184.570	498,756.144
148	222,184.570	498,756.144
149	222,184.570	498,756.144
150	222,184.570	498,756.144
151	222,184.570	498,756.144
152	222,184.570	498,756.144
153	222,184.570	498,756.144
154	222,184.570	498,756.144
155	222,184.570	498,756.144
156	222,184.570	498,756.144
157	222,184.570	498,756.144
158	222,184.570	498,756.144
159	222,184.570	498,756.144
160	222,184.570	498,756.144
161	222,184.570	498,756.144
162	222,184.570	498,756.144
163	222,184.570	498,756.144
164	222,184.570	498,756.144
165	222,184.570	498,756.144
166	222,184.570	498,756.144
167	222,184.570	498,756.144
168	222,184.570	498,756.144
169	222,184.570	498,756.144
170	222,184.570	498,756.144
171	222,184.570	498,756.144
172	222,184.570	498,756.144
173	222,184.570	498,756.144
174	222,184.570	498,756.144
175	222,184.570	498,756.144
176	222,184.570	498,756.144
177	222,184.570	498,756.144
178	222,184.570	498,756.144
179	222,184.570	498,756.144
180	222,184.570	498,756.144
181	222,184.570	498,756.144
182	222,184.570	498,756.144
183	222,184.570	498,756.144
184	222,184.570	498,756.144
185	222,184.570	498,756.144
186	222,184.570	498,756.144
187	222,184.570	498,756.144
188	222,184.570	498,756.144
189	222,184.570	498,756.144
190	222,184.570	498,756.144
191	222,184.570	498,756.144
192	222,184.570	498,756.144
193	222,184.570	498,756.144
194	222,184.570	498,756.144
195	222,184.570	498,756.144
196	222,184.570	498,756.144
197	222,184.570	498,756.144
198	222,184.570	498,756.144
199	222,184.570	498,756.144
200	222,184.570	498,756.144
201	222,184.570	498,756.144
202	222,184.570	498,756.144
203	222,184.570	498,756.144
204	222,184.570	498,756.144
205	222,184.570	498,756.144
206	222,184.570	498,756.144
207	222,184.570	498,756.144
208	222,184.570	498,756.144
209	222,184.570	498,756.144
210	222,184.570	498,756.144
211	222,184.570	498,756.144
212	222,184.570	498,756.144
213	222,184.570	498,756.144
214	222,184.570	498,756.144
215	222,184.570	498,756.144
216	222,184.570	498,756.144
217	222,184.570	498,756.144
218	222,184.570	498,756.144
219	222,184.570	498,756.144
220	222,184.570	498,756.144
221	222,184.570	498,756.144

REVISION DATE: 7/03/2014  
 12/23/2014 N.C.  
 01/16/2015 N.C.  
 FILE NAME: T:\N\65053\CONV\1307\_Sheet\5989-05-21-040105-TP.dgn  
 DATE: 2-10-2014  
 GRID FACTOR: N/A  
 SCALE: 1"=100'  
 HWY: CTH BT  
 COUNTY: ROCK  
 STATE: R/W PROJECT NUMBER 5989-05-21  
 CONSTRUCTION PROJECT NUMBER 5989-05-71/72  
 PLAT SHEET 405  
 PS&E SHEET  
 WISDOT/CADDS SHEET 75



**WARRANTY DEED**

Exempt from fee: s. 77.25(2r) Wis. Stats.  
Exempt from filing transfer form s. 77.255 Wis. Stats.  
LPA1560 08/2011 (Replaces LPA3004)

THIS DEED, made by **City of Beloit**, GRANTOR, conveys and warrants the property described below to **Rock County**, GRANTEE, for the sum of **One Hundred and no/100** dollars (\$**100.00**).

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: **none**

This is not homestead property.

**Legal description:**

**LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART OF HEREOF BY REFERENCE.**

This space is reserved for recording data

Return to  
Prairie Land Services, Inc.  
1502 Sapphire Way  
Sun Prairie, WI 53590

Parcel Identification Number/Tax Key Number  
NA

**City of Beloit**  
**By:**

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

State of Wisconsin )  
 ) ss.  
\_\_\_\_\_  
County)

On the above date, this instrument was acknowledged before me by the named person(s) or officers.

\_\_\_\_\_  
Signature, Notary Public, State of Wisconsin

\_\_\_\_\_  
Print Name, Notary Public, State of Wisconsin

\_\_\_\_\_  
Date Commission Expires

This instrument was drafted by: **Rock County**

## LEGAL DESCRIPTION

**Fee title** in and to the following tract of land in the City of Beloit, Rock County, Wisconsin, described as all that portion of Inman Parkway as Dedicated to the City of Beloit per C.S.M. recorded in Volume 10 of C.S.M., Pages 538-539 as Document No. 951239 and per C.S.M. recorded in Volume 5 of C.S.M., Pages 240-243 as Document No. 842807 and being located in the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 7 and the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter of Section 18, all in T1N, R13E. Said parcel includes all the land of the owner contained in the following traverse.

Beginning at a 1 inch iron pipe in a monument box at the southwest corner of said Section 7;  
Thence N 00°41'05" E, 145.00 feet along the west line of Southwest Quarter of said Section 7;  
Thence S 89°18'55" E, 50.00 feet to a point on the west line of Lot 2 of C.S.M. per said Volume 5 of C.S.M., Pages 240-243 and the existing easterly right-of-way of Prairie Avenue;  
Thence S 89°56'20" E, 167.69 feet;  
Thence S 62°19'12" E, 28.18 feet;  
Thence N 88°32'22" E, 275.12 feet;  
Thence S 00°12'20" W, 80.14 feet to the south line of said Lot 2 and the existing northerly right-of-way of said Inman Parkway;  
Thence N 89°07'06" E, 95.02 feet along said south line of Lot 2 and said existing northerly right-of-way of Inman Parkway;  
Thence N 69°11'24" E, 112.48 feet;  
Thence S 83°16'28" E, 105.68 feet;  
Thence S 71°35'15" E, 73.69 feet to a point on the south line of Lot 1 of said C.S.M. per Volume 5 of C.S.M., Pages 240-243, and the existing northerly right-of-way of said Inman Parkway;  
Thence N 89°07'06" E, 1123.14 feet along the south line of said Lot 1 and said northerly existing right-of-way of Inman Parkway;  
Thence easterly, continuing along said south line of Lot 1 and said existing northerly right-of-way, 78.92 feet along the arc of a curve to the right, having a radius of 650.00 feet, the chord of said curve bears S 87°24'12" E, a distance of 78.88 feet;  
Thence S 89°47'40" E, 178.25 feet;  
Thence N 87°46'40" E, 118.03 feet to a point on the north-south quarter line of said Section 7;  
Thence S 00°06'50" W, 44.60 feet along said north-south quarter line to the south quarter corner of said Section 7;  
Thence S 00°00'09" E, 45.40 feet along the north-south quarter line of said Section 18;  
Thence continuing S 00°00'09" E, 55.00 feet along said north-south quarter line of Section 18;  
Thence S 87°58'30" W, 128.46 feet;  
Thence S 49°01'11" W, 53.15 feet;  
Thence N 89°47'40" W, 310.00 feet;  
Thence N 48°36'30" W, 53.15 feet;  
Thence S 89°41'05" W, 550.02 feet;  
Thence N 89°09'28" W, 450.03 feet;  
Thence S 67°35'09" W, 65.00 feet;  
Thence N 89°47'40" W, 135.00 feet;  
Thence N 26°21'34" W, 33.54 feet;

Thence N 89°47'40" W, 130.34 feet to a point on a westerly line of Lot 2 of said C.S.M. recorded in Volume 10 of C.S.M., Pages 538-539 as Document No. 951239;  
Thence S 00°30'33" W along said westerly line, 44.86 feet to a westerly corner of said Lot 2;  
Thence S 89°07'06" W along a northerly line of said Lot 2 and along the northerly line of Lot 1 of said C.S.M. per Volume 10 of C.S.M., Pages 538-539, a distance of 483.99 feet to the northwest corner of said Lot 1;  
Thence S 89°07'06" W, 50.01 feet to the west line of the Northwest Quarter of said Section 18;  
Thence N 00°30'33" E along the west line of said Northwest Quarter, 110.00 feet to the Point of Beginning.

Said parcel contains 4.24 acres of land, more or less, all of which has been previously used or dedicated for highway purposes.



**RESOLUTION APPROVING THE RELOCATION ORDER  
FOR EASEMENTS ALONG MILWAUKEE ROAD CORRIDOR  
TO THE CITY OF БЕЛОIT**

**WHEREAS**, The City Council of the City of Beloit, Rock County, Wisconsin, has reviewed a Relocation Order for Milwaukee Road between Lee Lane and Freeman Parkway; and

**WHEREAS**, the City of Beloit desires permanent, temporary, and utility easements to enhance pedestrian infrastructure in various locations along Milwaukee Road;

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council of the City of Beloit, Rock County, Wisconsin, hereby resolves that the attached Relocation Order be, and it is hereby, approved.

**BE IT FURTHER RESOLVED** that the City Manager of the City of Beloit be, and he is hereby, authorized to execute the easement on behalf of the City of Beloit.

Adopted this 16<sup>th</sup> day of February, 2015.

City Council of the City of Beloit

\_\_\_\_\_  
Mark Spreitzer, President

Attest:

\_\_\_\_\_  
Rebecca Houseman LeMire, City Clerk

# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL

---



**Topic:** Relocation Order for Easements for the Milwaukee Road Corridor

**Date:** February 16, 2015

**Presenter(s):** Mike Flesch

**Department(s):** Engineering

---

**Overview/Background Information:**

The Engineering Department has requested a relocation order for a variety of permanent and temporary easements to be established throughout the Milwaukee Road Corridor.

---

**Key Issues (maximum of 5):**

- o The full-scope of this project in the Milwaukee Road corridor will include crosswalks, lighting, sidewalks, and drainage.
  - o The proposed easements will be part of Phase I of the project to further pedestrian connectivity within the Milwaukee Road corridor.
  - o A relocation order for permanent and temporary easements is required for Phase I to allow for sidewalk installation.
  - o Easements are needed for the installation of sidewalks along the west side of Cranston Road, a portion near the entry of Wal-Mart, and the sidewalk along Branigan Road. The attached Location & Zoning Map and Easement Exhibits show the locations of the proposed easement areas.
  - o The Plan Commission reviewed this item on February 4, 2015 and voted unanimously (6-0) to recommend approval of this request.
- 

**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:**

- o 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:** February 4, 2015

**Agenda Item:** 4

**File Number:** RPB-2015-03

**Applicant:** Engineering Department

**Current Owner:** Various

**Location:** Milwaukee Road Corridor

**Existing Zoning:** C-2, Neighborhood Commercial District; & C-3, Community Commercial District

**Existing Land Use:** Retail, Restaurant, and Other Commercial Uses

**Parcel Size:**

---

### Request Overview/Background Information:

The Engineering Department has requested a relocation order for a variety of permanent and temporary easements to be established throughout the Milwaukee Road Corridor.

---

### Key Issues:

- The full-scope of this project in the Milwaukee Road corridor will include crosswalks, lighting, sidewalks, and drainage.
- The proposed easements will be part of Phase I of the project to further pedestrian connectivity within the Milwaukee Road corridor.
- A relocation order for permanent and temporary easements is required for Phase I to allow for sidewalk installation.
- Easements are needed for the installation of sidewalks along the west side of Cranston Road, a portion near the entry of Wal-Mart, and the sidewalk along Branigan Road.
- The attached Location & Zoning Map and Easement Exhibits show the locations of the proposed easement areas.

---

### Consistency with Strategic Plan:

- 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 and Building Services Division recommends **approval** of the requested relocation order for a variety of permanent and temporary easements for be established throughout the Milwaukee Road Corridor.

---

**Fiscal Note/Budget Impact:** N/A

---

### Attachments:

Location and Zoning Map, Easement Exhibit, and Legal Descriptions.



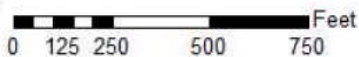
# Location & Zoning Map

Milwaukee Road Corridor

RPB-2015-03



1 inch = 417 feet



### Legend

- Zoning District
- City Limits
- COB Parcels

Map prepared by: Stephanie Hummel  
Date: January 2015  
For: City of Beloit Planning & Building Services  
Date of Aerial Photography: March 2011

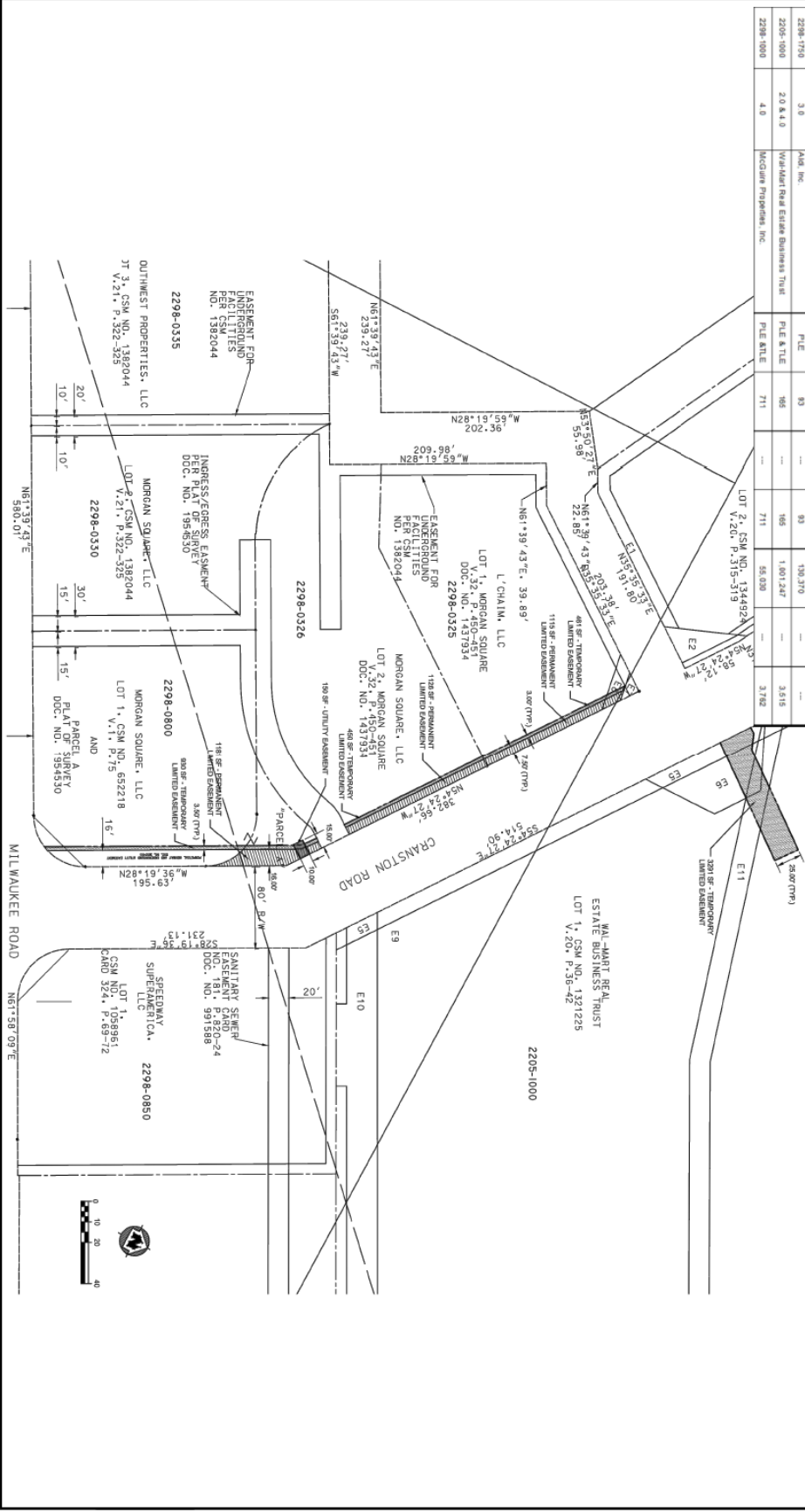
## PLANNING & BUILDING SERVICES DIVISION





SCHEDULE OF LANDS & INTERESTS REQUIRED

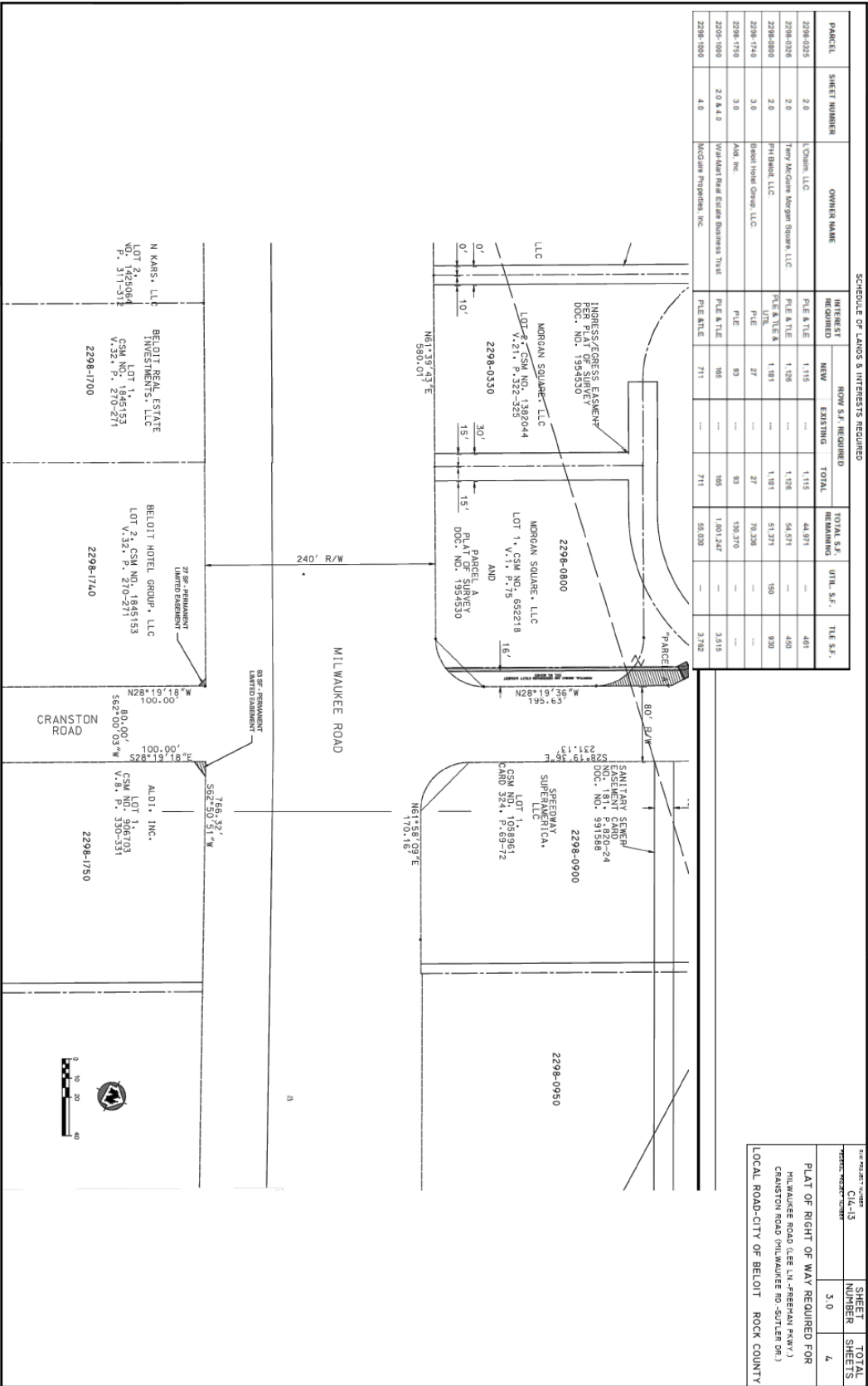
PARCEL	SHEET NUMBER	OWNER NAME	INTEREST REQUIRED		ROW S.F. REQUIRED		TOTAL S.F. REMAINING	UTIL. S.F.	TILE S.F.
			NEW	EXISTING	NEW	EXISTING			
2298-0325	2.0	L'CHAM, LLC	PLE & TLE	1,115	---	1,115	44,971	---	461
2298-0326	2.0	Tony McGuire Morgan Square, LLC	PLE & TLE	1,126	---	1,126	54,971	---	450
2298-0330	2.0	PHILBELL, LLC	PLE & TLE & UTIL	1,181	---	1,181	51,371	59	330
2298-1748	3.0	Great Hotel Group, LLC	PLE	27	---	27	78,338	---	---
2298-1750	3.0	AUS, INC.	PLE	93	---	93	130,370	---	---
2295-1000	2.0 & 4.0	Waldhart Real Estate Business Trust	PLE & TLE	165	---	165	1,001,247	---	3,515
2298-1000	4.0	McQuire Properties, Inc.	PLE & TLE	711	---	711	55,839	---	3,782



PLAT OF RIGHT OF WAY REQUIRED FOR MILWAUKEE ROAD (SEE L.N. FREEHAN FRW.2)	2.0	4
CRASTON ROAD (MILWAUKEE RD.-SUTLER DR.)	2.0	4
LOCAL ROAD-CITY OF BELLOIT ROCK COUNTY	2.0	4

PARCEL	SHEET NUMBER	OWNER NAME	INTEREST REQUIRED			NOW S.F. REQUIRED			TOTAL S.F. REMAINING	UTIL. S.F.	TIE S.F.
			REQUIRED	NEW	EXISTING	TOTAL	EXISTING	TOTAL			
2298-0226	2.0	CCOHN, LLC	FILE & TIE	1,115	---	1,115	44,871	---	---	461	
2298-0236	2.0	Timy McQuinn Morgan Square, LLC	FILE & TIE	1,128	---	1,128	54,571	---	---	450	
2298-0890	2.0	PHILBANK, LLC	FILE & TIE & UTIL.	1,181	---	1,181	51,371	159	---	930	
2298-1740	3.0	Beach Hotel Group, LLC	FILE	27	---	27	78,238	---	---	---	
2298-1750	3.0	AdB, Inc.	FILE	93	---	93	139,370	---	---	---	
2298-1000	2.0 & 4.0	Waukegan Real Estate Business Trust	FILE & TIE	166	---	166	1,802,247	---	---	3,515	
2298-1000	4.0	McCain Properties, Inc.	FILE & TIE	711	---	711	55,038	---	---	3,782	

SCHEDULE OF LANDS & INTERESTS REQUIRED

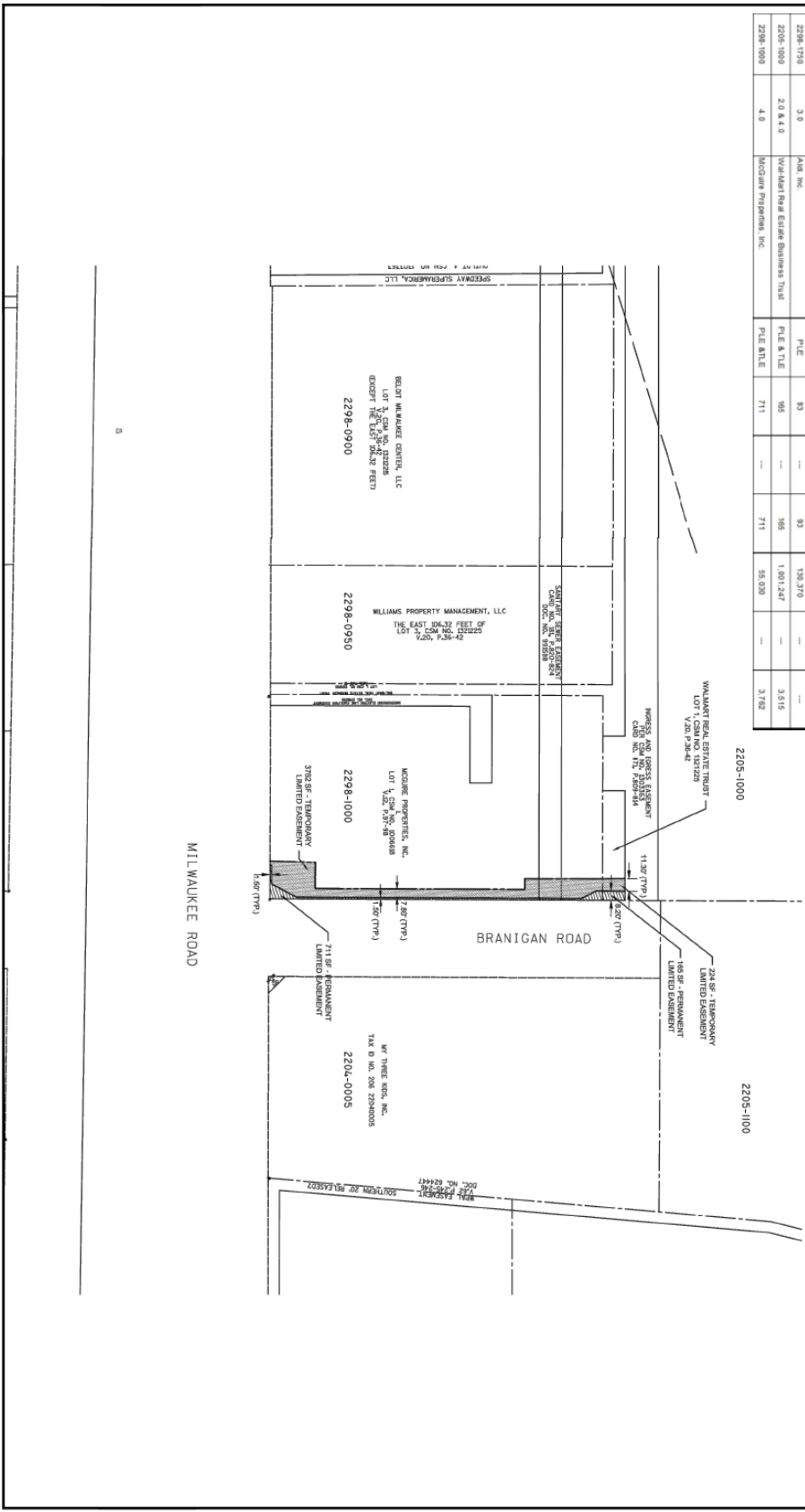


2298-0226	CL-15	SHEET NUMBER	TOTAL SHEETS
78255	78255	3.0	4

PLAT OF RIGHT OF WAY REQUIRED FOR  
MILWAUKEE ROAD (LEE IN-FREEMAN PKWY.)  
CRANSTON ROAD (MILWAUKEE RD-SUTLER DR.)  
LOCAL ROAD-CITY OF BELLOIT ROCK COUNTY

PARCEL	SHEET NUMBER	OWNER NAME	INTEREST REQUIRED	NOW S.F. REQUIRED		TOTAL S.F. REMAINING	UTIL. S.F.	TLE S.F.
				NEW	EXISTING			
2298-0235	2.0	CHAM, LLC	FILE & TILE	1,115	---	1,115	---	461
2298-0236	2.0	Tony McGinn Morgan Square, LLC	FILE & TILE	1,128	---	1,128	---	450
2298-0800	2.0	PHI BROS. LLC	FILE & TILE & UTIL.	1,181	---	1,181	---	930
2298-1140	3.0	BROOK HAVEN GRAMP, LLC	FILE	27	---	27	---	79,328
2298-1750	3.0	AVG, INC.	FILE	93	---	93	---	138,370
2205-1000	2.0 & 4.0	WALWART ROAD ESTATE BUSINESS TRUST	FILE & TILE	165	---	165	---	1,801,247
2298-1000	4.0	McGinn Properties, Inc.	FILE & TILE	711	---	711	---	58,028

SCHEDULE OF LANDS & INTERESTS REQUIRED



PLAT OF RIGHT OF WAY REQUIRED FOR MILWAUKEE ROAD (LEE LN-FREEMAN PKWY.) CHRISTON ROAD (MILWAUKEE RD-SUTLER DR.) LOCAL ROAD-CITY OF BELLOIT ROCK COUNTY	SHEET NUMBER 4.0	TOTAL SHEETS 4
---	---------------------	-------------------



### **Hotel Group, LLC – Permanent Limited Easement**

A part of Lot 2 of Certified Survey Map recorded in Vol. 32, Pages 270-271 as Document No. 1845153 located in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 29, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Beginning at the northeasterly corner of said Lot 2; thence South  $28^{\circ}19'18''$  East along the easterly line of said Lot 2 also being the westerly right-of-way of Cranston Road, a distance of 7.07 feet; thence North  $75^{\circ}47'56''$  West, a distance of 10.45 feet to a point on the northerly line of said Lot 2; thence North  $61^{\circ}39'43''$  East along the said northerly line, a distance of 7.70 feet to the Point of Beginning. Said parcel contains 27 square feet more or less.

### **Aldi, Inc. – Permanent Limited Easement**

A part of Lot 1 of Certified Survey Map recorded in Vol. 8, Pages 330-331 as Document No. 906703 located in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 29, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Beginning at the Northwest corner of said Lot 1; thence North  $62^{\circ}50'51''$  East along the northerly line of said Lot 1, a distance of 15.42 feet; thence South  $24^{\circ}24'23''$  West, a distance of 19.38 feet to a point on the westerly line of said Lot 1 also being the easterly right-of-way of Cranston Road; thence North  $28^{\circ}19'18''$  West along the said westerly line, a distance of 12.05 feet to the Point of Beginning. Said parcel contains 93 square feet more or less.

### **McGuire Properties, Inc. – Permanent Limited Easement**

A part of Lot 1 of Certified Survey Map recorded in Vol. 12, Pages 97-98 as Document No. 1006618 located in the North  $\frac{1}{2}$  of Section 29 and the South  $\frac{1}{2}$  of Section 20, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Beginning at the southeasterly corner of said Lot 1; thence South  $62^{\circ}08'47''$  West along the southerly line of said Lot 1 also being the northerly right-of-way of Milwaukee Road (STH 81), a distance of 30.30 feet; thence North  $27^{\circ}49'00''$  West, a distance of 1.48 feet; thence North  $61^{\circ}55'22''$  East, a distance of 16.93 feet; thence North  $00^{\circ}01'17''$  West, a distance of 25.51 feet to a point on a line 1.50 feet westerly of and parallel with the easterly line of said Lot 1; thence North  $27^{\circ}45'03''$  West along said parallel line, a distance of 257.19 feet; thence North  $55^{\circ}54'01''$  West, a distance of 14.42 feet; thence North  $27^{\circ}18'26''$  West, a distance of 5.98 feet to a point on the northerly line of said Lot 1; thence North  $62^{\circ}08'47''$  East along the said northerly line, a distance of 8.26 feet to the northeasterly corner of said Lot 1; thence South  $27^{\circ}45'03''$  East along the said easterly line, a distance of 300.00 feet to the Point of Beginning.

Said parcel contains 711 square feet more or less.

### **McGuire Properties, Inc. – Temporary Limited Easement**

A part of Lot 1 of Certified Survey Map recorded in Vol. 12, Pages 97-98 as Document No. 1006618 located in the North ½ of Section 29 and the South ½ of Section 20, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Commencing at the southeasterly corner of said Lot 1; thence South 62°08'47" West along the southerly line of said Lot 1 also being the northerly right-of-way of Milwaukee Road (STH 81), a distance of 30.30 feet to the Point of Beginning; thence continuing South 62°08'47" West along the said southerly line of said Lot 1, a distance of 3.68 feet; thence North 26°21'28" West, a distance of 40.98 feet; thence North 62°14'57" East, a distance of 23.66 feet to a point on a line 9.32 feet westerly of and parallel with the easterly line of said Lot 1; thence North 27°45'03" West along the said parallel line, a distance of 189.00 feet; thence South 62°06'45" West, a distance of 9.66 feet; thence North 28°00'47" West, a distance of 70.08 feet to a point on the northerly line of said Lot 1; thence North 62°08'47" East along the said northerly line, a distance of 11.04 feet; thence South 27°18'26" East, a distance of 5.98 feet; thence South 55°54'01" East, a distance of 14.42 feet to a point on a line 1.50 feet westerly of and parallel with the easterly line of said Lot 1; thence South 27°45'03" East along said parallel line, a distance of 257.19 feet; thence South 00°01'17" East, a distance of 25.51 feet; thence South 61°55'22" West, a distance of 16.93 feet; thence South 27°49'00" East, a distance of 1.48 feet to the Point of Beginning. Said parcel contains 3,762 square feet more or less.

### **Wal-Mart Real Estate Business Trust – Permanent Limited Easement**

A part of Lot 1 of Certified Survey Map recorded in Vol. 20, Pages 36-42 as Document No. 1321225 located in the Southeast ¼ of the Southwest ¼ of Section 20, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Beginning at the southeasterly corner of said Lot 1; thence South 62°08'47" West along the southerly line of said Lot 1, a distance of 8.26 feet; thence North 27°18'26" West, a distance of 20.09 feet; thence North 61°58'21" East, a distance of 8.10 feet to a point on the easterly line of said Lot 1 also being the westerly right-of-way of Branigan Road; thence South 27°45'03" East along said easterly line of Lot 1, a distance of 20.11 feet to the Point of Beginning. Said parcel contains 165 square feet more or less.

### **Wal-Mart Real Estate Business Trust – Temporary Limited Easement**

A part of Lot 1 of Certified Survey Map recorded in Vol. 20, Pages 36-42 as Document No. 1321225 located in the Southeast ¼ of the Southwest ¼ of Section 20, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Commencing at the southeasterly corner of said Lot 1; thence South 62°08'47" West along the southerly line of said Lot 1, a distance of 8.26 feet to the Point of Beginning; thence continuing South 62°08'47" West along the said southerly line, a distance of 11.04 feet; thence North 28°00'47" West, a distance of 20.05 feet; thence North 61°58'21" East, a distance of 11.29 feet; thence South 27°18'26" East, a distance of 20.09 feet to the Point of Beginning. Said parcel contains 224 square feet more or less.

AND ALSO;

Commencing at the southwesterly corner of said Lot 1; thence North 54°24'27" West along the westerly line of said Lot 1 also being the easterly right-of-way of Cranston Road, a distance of 416.72 feet to the Point of Beginning; thence continuing North 54°24'27" West along the said westerly line of Lot 1, a distance of 33.12 feet; thence North 34°59'09" East, a distance of 6.66 feet; thence North 68°40'17" East, a distance of 16.02 feet; thence North 37°12'54" East, a distance of 107.45 feet; thence South 52°47'06" East, a distance of 25.00 feet; thence South 37°12'54" West, a distance of 126.83 feet to the Point of Beginning. Said parcel contains 3,291 square feet more or less.

#### **L'Chaim, LLC – Permanent Limited Easement**

A part of Lot 1 of Morgan Square Plat recorded in Vol. 32, Pages 450-451 as Document No. 1437934 located in the Southeast ¼ of the Southwest ¼ of Section 20 and the Northeast ¼ of the Northwest ¼ of Section 29, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Beginning at the southeasterly corner of said Lot 1; thence South 35°37'20" West along the southerly line of said Lot 1, a distance of 7.50 feet; thence North 54°25'08" West, a distance of 152.20 feet; thence North 80°35'28" East, a distance of 10.65 feet to a point on the easterly line of said Lot 1 also being the westerly right-of-way of Cranston Road; thence South 54°24'27" East along the said easterly line, a distance of 144.67 feet to the Point of Beginning. Said parcel contains 1,115 square feet more or less.

#### **L'Chaim, LLC – Temporary Limited Easement**

A part of Lot 1 of Morgan Square Plat recorded in Vol. 32, Pages 450-451 as Document No. 1437934 located in the Southeast ¼ of the Southwest ¼ of Section 20 and the Northeast ¼ of the Northwest ¼ of Section 29, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Commencing at the southeasterly corner of said Lot 1; thence South 35°37'20" West along the southerly line of said Lot 1, a distance of 7.50 feet to the Point of Beginning; thence continuing South 35°37'20" West along the said southerly line, a distance of 3.00 feet; thence North 54°25'08" West, a distance of 155.19 feet; thence North 80°35'28" East, a distance of 4.24 feet; thence South 54°25'08" East, a distance of 152.20 feet to the Point of Beginning. Said parcel contains 461 square feet more or less.

#### **Terry McGuire Morgan Square, LLC – Permanent Limited Easement**

A part of Lot 2 of Morgan Square Plat recorded in Vol. 32, Pages 450-451 as Document No. 1437934 located in the Northeast ¼ of the Northwest ¼ of Section 29, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Beginning at the northeasterly corner of said Lot 2; thence South 54°24'27" East along the easterly line of said Lot 2 also being the westerly right-of-way of Cranston Road, a distance of 149.88 feet; thence South 35°36'07" West, a distance of 7.52 feet; thence North 54°23'50" West, a distance of 149.88 feet to a point on the northerly line of said Lot 2; thence North 35°37'20" East along the said northerly line, a distance of 7.50 feet to the Point of Beginning. Said parcel contains 1,126 square feet more or less.

### **Terry McGuire Morgan Square, LLC – Temporary Limited Easement**

A part of Lot 2 of Morgan Square Plat recorded in Vol. 32, Pages 450-451 as Document No. 1437934 located in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 29, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Commencing at the northeasterly corner of said Lot 2; thence South 35°37'20" West along the northerly line of said Lot 2, a distance of 7.50 feet to the Point of Beginning; thence South 54°23'50" East, a distance of 149.88 feet; thence South 35°36'07" West, a distance of 3.00 feet; thence North 54°23'50" West, a distance of 149.88 feet to a point on the northerly line of said Lot 2; thence North 35°37'20" East along the said northerly line, a distance of 3.00 feet to the Point of Beginning. Said parcel contains 450 square feet more or less.

### **PH Beloit, LLC – Permanent Limited Easement**

A part of Parcel A of the Plat of Survey recorded as Document No. 1954530 located in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 29, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Beginning at the most northerly corner of said Parcel A; thence South 54°24'27" East along the northeasterly line of said Parcel A also being the westerly right-of-way of Cranston Road, a distance of 38.11 feet to an angle point; thence South 28°19'36" East along the easterly line of said Parcel A also being the westerly right-of-way of Cranston Road, a distance of 78.66 feet to the southeasterly corner of said Parcel A; thence northwesterly 41.08 feet along a curve to the left having a radius of 50.00 feet also being along the southerly line of said Parcel A, the chord of said curve bears North 51°51'52" West a distance of 39.94 feet; thence North 28°18'37" West, a distance of 56.91 feet; thence North 52°32'43" West, a distance of 17.76 feet to a point on the northerly line of said Parcel A; thence North 35°36'07" East along the said northerly line, a distance of 7.20 feet to the Point of Beginning. Said parcel contains 1,181 square feet more or less.

### **PH Beloit, LLC – Utility Easement**

A part of Parcel A of the Plat of Survey recorded as Document No. 1954530 located in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 29, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Commencing at the most northerly corner of said Parcel A; thence South 54°24'27" East along the northeasterly line of said Parcel A also being the westerly right-of-way of Cranston Road, a distance of 13.13 feet to the Point of Beginning; thence continuing South 54°24'27" East along the said northeasterly line, a distance of 10.00 feet; thence South 35°35'33" West, a distance of 15.00 feet; thence North 54°24'27" West, a distance of 10.00 feet; thence North 35°35'33" East, a distance of 15.00 feet to the Point of Beginning. Said parcel contains 150 square feet more or less.

**PH Beloit, LLC – Temporary Limited Easement**

A part of Lot 1 of Certified Survey Map recorded in Vol. 1, Page 75 as Document No. 652218 and Parcel of the Plat of Survey recorded as Document No. 1954530 all located in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 29, Township 1 North, Range 13 East in the City of Beloit, Rock County, Wisconsin, more particularly described as follows:

Commencing at the most northerly corner of said Parcel A; thence South  $35^{\circ}36'07''$  West along the northerly line of said Parcel A, a distance of 7.20 feet to the Point of Beginning; thence South  $52^{\circ}32'43''$  East, a distance of 17.76 feet; thence South  $28^{\circ}18'37''$  East, a distance of 247.16 feet to a point on the southeasterly curve of said Lot 1 of CSM recorded as Document No. 652218; thence southwesterly 4.59 feet along a curve to the right being along the said southeasterly curve of said Lot 1 having a radius of 50.00 feet, the chord of said curve bears South  $21^{\circ}27'42''$  West a distance of 4.58 feet; thence North  $28^{\circ}18'37''$  West, a distance of 249.37 feet; thence North  $52^{\circ}32'37''$  West, a distance of 16.90 feet to a point on the northwesterly line of said Parcel A; thence North  $35^{\circ}36'07''$  East along the said northwesterly line, a distance of 3.50 feet to the Point of Beginning. Said parcel contains 930 square feet more or less.

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

**WHEREAS**, the Agent of record for Kline's Club 88 Inc., d/b/a Rooney's Pub and Grub, located at 65 Portland Avenue, is Kim M. Eggers; and

**WHEREAS**, Kline's Club 88 Inc., d/b/a Rooney's Pub and Grub, has requested and the Alcohol Beverage License Control Committee has recommended that the Agent be changed to Glenda G. Kline.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Beloit that the Agent for the alcohol beverage license for Kline's Club 88 Inc., d/b/a Rooney's Pub and Grub, located at 65 Portland Avenue, is hereby changed to Glenda G. Kline.

Dated this 16th day of February 2015.

**BELOIT CITY COUNCIL**

\_\_\_\_\_  
Mark Spreitzer, City Council President

Attest:

\_\_\_\_\_  
Rebecca Houseman LeMire, City Clerk



**ALCOHOL BEVERAGE LICENSE CONTROL COMMITTEE  
RECOMMENDATION**

**TO:** Beloit City Council  
**FROM:** Alcohol Beverage License Control Committee  
**DATE:** February 10, 2015  
**SUBJECT:** **Change of Agent, Kline's Club 88, Inc.**

The Alcohol Beverage License Control Committee recommends approval to the City Council for a Change of Agent for Kline's Club 88, Inc., d/b/a Rooney's Pub & Grub, 65 Portland Avenue, to Glenda G. Kline.

Motion carried 6-0.

Rebecca Houseman LeMire  
City Clerk

Original  
Paid \$10

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

Submit to municipal clerk.

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

To the governing body of:  Town  Village  City of BELOIT County of ROCK

The undersigned duly authorized officer(s)/members/managers of Klines Club 88 INC AKA Rooney's Pub & Grub  
(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 Klines Club 88 AKA: Rooney's Pub & Grub  
(trade name)

located at 65 PORTLAND AVE

appoints Glenda G. Kline  
(name of appointed agent)  
1948 SUN VALLEY DR. BELOIT, WI 53511  
(home address of appointed agent)

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

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

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

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 44 YEARS

Place of residence last year 1948 SUNVALLEY DR. BELOIT, WI

For: LLC Klines Club 88 INC AKA Rooney's Pub & Grub  
(name of corporation/organization/limited liability company)

By: David L. Kline  
(signature of Officer/Member/Manager)

And: Glenda G. Kline  
(signature of Officer/Member/Manager)

#### ACCEPTANCE BY AGENT

I, Glenda G. Kline, 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.

Glenda G. Kline 1-14-15 Agent's age  
(signature of agent) (date)

1948 SUN VALLEY DR. BELOIT, WI 53511 Date of birth  
(home address of agent)

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

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

Approved on 01/27/15 by David M. Price Title Captain BPO  
(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) <u>Kline</u> (first name) <u>Glenda</u> (middle name) <u>GAYLE</u>		Social Security Number <u>1</u>	
Home Address (street/route) <u>1948 SAN VALLEY DR</u>		Post Office <u>Beloit</u>	City <u>Beloit</u> State <u>WI</u> Zip Code <u>53511</u>
Home Phone Number <u>608-362-4275</u>		Age	Date of Birth
		Place of Birth <u>WI</u>	

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 Kline's Club 88 Inc  
(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? 44 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. S. BELoit  
(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 license; brewery/winery permit or wholesale liquor manufacturer or rectifier permit in the State of Wisconsin?  Yes  No  
If yes, identify. S. BELoit  
(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 <u>Cinetic Land's Corp</u>	Employer's Address <u>481 Gardner St. IL</u>	Employed From <u>1974</u>	To <u>2014</u>
Employer's Name	Employer's Address	Employed From	To

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 14 day of January, 20 15

David P. Nelson  
(Clerk/Notary Public)

Glenda G. Kline  
(Signature of Named Individual)

My commission expires 8-21-17



Printed on Recycled Paper

As of January 1, 2015, Kim M. Eggers has relinquished her agent rights to Kline's Club 88 Inc. aka Rooney's Pub and Grub.

I Glenda G. Kline appoint myself as the new acting agent for Kline's Club 88 Inc. aka Rooney's Pub and Grub starting January 1, 2015

Glenda G Kline

Signature Glenda G Kline Date 1-14-15  
David L Kline Sr

February 16, 2015

**APPOINTMENT REVIEW COMMITTEE  
REPORT TO CITY COUNCIL  
APPOINTMENT RECOMMENDATION**

The undersigned Mark Spreitzer, duly elected President of the Beloit City Council, subject to confirmation by the Beloit City Council, does hereby appoint the following citizen members to the vacancies and terms indicated below, said appointments being pursuant to nominations made and approved by the Appointment Review Committee at the regular meeting held February 9, 2015:

---

Mark Spreitzer, President  
Beloit City Council

**Appointments**

**Community Development Authority**

**David G. Baker**, 2339 Staborn Dr. (replacing Dr. Thomas M. Johnson) for a term ending December 31, 2015

**Equal Opportunities Commission**

**Jennifer L. Perreault**, 1343 Porter Ave. (replacing Matt Finnegan) for a term ending June 30, 2016

**PLEASE ANNOUNCE THE FOLLOWING VACANCIES**

Alcohol Beverage License Control Committee (1 vacancy for resident)  
Appointment Review Committee (1 vacancy for resident)  
Board of Appeals (1 vacancy [2<sup>nd</sup> Alternate] for resident)  
Board of Ethics (1 vacancy for former City Councilor, 3 vacancies for residents)  
Board of Review (1 vacancy for resident; 2 vacancies [Alternate] for residents)  
Community Development Authority (1 vacancy for Public Housing resident)  
Equal Opportunities Commission (1 vacancy for resident)  
Municipal Golf Committee (1 vacancy for resident)  
Park, Recreation & Conservation Advisory Commission (1 vacancy for resident; 1 vacancy for Youth Representative)  
Traffic Review Committee (2 vacancies for residents)



CITY HALL • 100 STATE STREET • BELOIT, WI 53511  
Office: 608/364-6700 • Fax: 608/364-6609  
www.beloitwi.gov  
Equal Opportunity Employer

## BELOIT LANDMARKS COMMISSION ANNUAL PRESERVATION ACTIVITIES REPORT - 2014

Dear City Councilors:

This annual report is provided in accordance with Section 32.05(10) of the Historic Preservation Ordinance. This report documents the activities and accomplishments of the Landmarks Commission during 2014.

The Commission currently consists of Chair Alex Blazer, Vice-Chair Ruth Vater, Donna Johnson, Ellen Joyce, Terri Kaye, Steve Truesdale, Steve Vollmer, and City Councilor Charles Haynes.

The Landmarks Commission met ten times in 2014 to review Certificate of Appropriateness (COA) applications. Many of these applications included more than one item concerning repairs, replacements, additions, or demolitions. Planning Division staff also reviewed and approved COA applications. The number and types of requests considered by the Commission and staff are as follows:

Additions/New Construction:	3	Historic Plaques:	0
Chimneys and Tuck-Pointing:	3	Local Landmark Designations:	0
Demolitions:	1	Ramps/Sidewalks/Steps/Pavement:	3
Fences and Retaining Walls:	10	Roof Repair/Replacement:	22
Garage Repair/Construction:	4	Signs and Miscellaneous Items:	1
Gutters/Fascia/Soffit:	15	Siding:	7
Handrails and Porches:	9	Windows and Doors:	15

Of the **53** COA applications processed in 2014, **27** (51%) were approved by staff. The Commission and Planning Staff applied for a Certified Local Government Grant for a new Intensive Survey of historic properties. Funding will be announced this spring. The Commission also began work on designing historic district signage. A new Bluff Street Neighborhood Association was created by Commissioners to facilitate outreach to the Bluff Street Historic District. The Commission currently monitors 112 properties in the Bluff Street Historic District, 173 properties in the College Park Historic District, 4 properties in the Merrill Street Historic District, and 41 individually listed Landmarks and Landmark Sites.

Sincerely,

Stephanie Hummel  
Planner

c: Beloit Landmarks Commission  
State Historical Society of Wisconsin

# BELOIT LANDMARKS COMMISSION



ANNUAL PRESERVATION ACTIVITIES REPORT - 2014

# INTENT & PURPOSE

- This Annual Report is provided in accordance with Section 32.05(10) of the Historic Preservation Ordinance
- Section 32.05(10) requires the Landmarks Commission to report its activities to the City Council each year

- Section 32.06(2) of the Historic Preservation Ordinance:
  - “Any alteration of designated landmarks, landmark sites, or structures within a historic district in the City shall first require a Certificate of Appropriateness.”





# THE LANDMARKS COMMISSION CURRENTLY MONITORS:

- 112 properties in the Bluff Street District
- 173 properties in the College Park District
- 4 properties in the Merrill Street District
- 41 individually listed Landmarks





# COMMISSIONERS

- Chair Alex Blazer
- Vice-Chair Ruth Vater
- Donna Johnson
- Ellen Joyce
- Terri Kaye
- Steve Truesdale
- Steve Vollmer
- City Councilor Charles Haynes

- The Landmarks Commission met ten times in 2014 and reviewed Certificate of Appropriateness (COA) applications



Russian House, Beloit College:  
Before & After



# CERTIFICATE OF APPROPRIATENESS (COA) APPLICATIONS

- 53 COA applications were processed in 2014
- 27 (51%) were approved by staff
- COA Requests:
  - Additions/New Construction: 3
  - Chimneys and Tuck pointing: 3
  - Demolitions: 1
  - Fences and retaining walls: 10
  - Garage repair/construction: 4

# COA REQUESTS, CONTINUED

- Gutters/fascia/soffit: 15
- Handrails and Porches: 9
- Historic Plaques: 0
- Local Landmark Designations: 0
- Ramps/Sidewalks/Steps/Pavement: 3
- Roof repair/replacement: 22
- Signs and miscellaneous items: 1
- Siding: 7
- Windows and Doors: 15

# ADDITIONAL COMMISSION ACTIVITIES

- Submitted for grant funding for a new Intensive Survey of historic properties; funding to be awarded in Spring 2015
- The Bluff Street Neighborhood Association was created to facilitate outreach to the Bluff Street Historic District
- Increased follow-up inspections to ensure compliance
- Progress was made with the design for the Historic District Signage project

# THANK YOU

PRESENTED BY: ALEX BLAZER, LANDMARKS COMMISSION CHAIR  
PREPARED BY: STEPHANIE HUMMEL, PLANNER

