



**AGENDA
BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Monday, September 21, 2015**

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
 - a. Proclamation recognizing **Friends of Beckman Mill** 25th Anniversary (Haynes)
 - b. Proclamation recognizing **International Day of Peace** on September 21, 2015 (De Forest)
4. PUBLIC HEARINGS - none
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 September 8, 2015 (Stottler)
- b. Resolution approving **Class “A” Beer License** for Mexico Dominicana Inc., d/b/a Mexico Dominicana, located at 854 Henry Avenue, Angel Rodriquez, Agent
ABLCC recommendation for approval 4-1
- c. Resolution approving **Change of Agent** for Walgreens #06096, located at 1901 Prairie Avenue from Jacqueline Shaffer to Julie Punzel (Stottler)
ABLCC recommendation for approval 5-0
- d. Application for a **Planned Unit Development** (PUD)- Master Land Use Plan, for property located at 1633 Keeler Avenue (Kolak Education Center) (Christensen) Refer to Plan Commission
- e. Application for a **Zoning Map Amendment** to change the zoning district classification from PLI, Public Lands & Institutions District to PUD, Planned Unit Development District, for property located at 1633 Keeler Avenue (Kolak Education Center) (Christensen)
Refer to Plan Commission
- f. Resolution approving the **Sale of Land to Wisconsin DOT** for Interstate Highway 39/90 Right-of-Way (Christensen)
- g. Resolution adopting the City’s intention to utilize its **Special Assessment** powers for the purpose of extending sanitary sewer to 3155 Prairie Avenue (Boysen)
- h. Resolution awarding **Public Works Contract for C15-23 Milwaukee Road Concrete Repairs** (Boysen)

7. LICENSES

- a. Resolution **Setting Return Date and Authorizing the Issuance of a Summons** for an Alcohol License Sanction Hearing for HRNS V Entertainment, d/b/a Adiktion, Edgardo Garrido, Agent, located at 1310 Cranston Road (Krueger)

8. ORDINANCES

- a. Ordinance to create section 16.08(3)(b)3 of the Code of General Ordinances of the City of Beloit pertaining to **Smoking Outside City-Owned Buildings** (Krueger) Second reading

9. APPOINTMENTS

10. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

11. CITY MANAGER'S PRESENTATION

12. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Resolution supporting the expansion of the **Riverside Energy Center** (Luther)
- b. Resolution authorizing the City Manager to acquire **846 Harrison Avenue** from the Rock County Treasurer (Christensen)

13. 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: September 16, 2015
Lorena Rae Stottler
City Clerk
City of Beloit
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 City of Beloit recognizes and values historic preservation; and

WHEREAS, the City of Beloit also recognizes and values the strength of local volunteer organizations; and

WHEREAS, Beckman Mill served as a center for community life in Newark Township for nearly one hundred years; and

WHEREAS, our local agricultural and industrial heritage is an important part of Beloit's history; and

WHEREAS, the historical significance of rural mills was in danger of being lost; and

WHEREAS, the Friends of Beckman Mill formed in 1990 to attempt to restore and preserve Beckman Mill for future generations; and

WHEREAS, the Friends of Beckman Mill succeeded in restoring Beckman Mill and making it operational again; and

WHEREAS, the Friends of Beckman Mill accomplished this through volunteer effort; and

WHEREAS, the Friends of Beckman Mill has continued to preserve and interpret the history of the mill for twenty-five years.

NOW, THEREFORE, I, Charles M. Haynes, President of the Beloit City Council, do hereby proclaim Saturday, September 26, 2015 as

"FRIENDS OF BECKMAN MILL DAY"

in the City of Beloit, and encourage residents to share in the celebration of that group's anniversary, in the history of Beckman Mill, and in the history of rural life in the Beloit area.

Dated this 21st day of September, 2015.

Charles M. Haynes, President
Beloit City Council

ATTEST:

Lorena Rae Stottler, City Clerk

WHEREAS, the issue of peace embraces the deepest hopes of all people and remains humanity's guiding inspiration; and

WHEREAS, in 1981, the United Nations proclaimed the International Day of Peace be "devoted to commemorating and strengthening the ideals of peace, both within and among all nations and peoples;" and

WHEREAS, each year the International Day of Peace is observed around the world on September 21, establishing it as an annual day of non-violence; and

WHEREAS, there is support within our community for the observance of the International Day of Peace, which affirms a vision of our world at peace, and fosters cooperation between individuals, organizations, and nations; and

WHEREAS, the theme for this year's International Day of Peace is "DIGNITY FOR ALL;" and

WHEREAS, the City of Beloit chooses to join with other cities and areas around the world in honoring and celebrating this International Day of Peace.

NOW, THEREFORE, BE IT PROCLAIMED, that the City Council of the City of Beloit encourages and supports all activities commemorating the **International Day of Peace on September 21, 2015** and urges all organizations, schools, places of worship and individuals in our community to commemorate and honor its theme of "**DIGNITY FOR ALL**" throughout the rest of the year.

Dated this 21st day of September, 2015.

Charles M. Haynes, President
Beloit City Council

ATTEST:

Lorena Rae Stottler, City Clerk



PROCEEDINGS OF THE BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Tuesday, September 8, 2015

Presiding: Charles M. Haynes
Present: Ana Kelly, Chuck Kincaid, David F. Luebke, Marilyn Sloniker
Absent: Sheila De Forest, Regina Hendrix

1. President Haynes called the meeting to order at 7:10 p.m. in the Forum at Beloit City Hall.
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
 - a. Councilor Luebke presented a proclamation recognizing September as **Library Card Sign-Up Month** to Library Director Dimassis. File 7148
 - b. Debbie Fischer, Director of Youth 2 Youth of Rock County, and Emily White of the American Cancer Society presented a short **informational presentation** on the dangers of e-cigarettes.
4. PUBLIC HEARINGS
 - Community Development Director, Julie Christensen, presented a proposed Ordinance to repeal and recreate Section 5-400 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances for the City of Beloit relating to **Floodplain Zoning**. The key issues include:
 - Floodplain zoning regulations are a critical element of comprehensive floodplain management system.
 - The FIRM is what is commonly known as the floodplain map, which delineates the floodway and floodplain. FEMA organizes FIRMs into individual panels, and the panels for of the City of Beloit are attached to this report. The panels will be available in hard copy at the public hearings. Notable changes include:
 - Map No. 0318E: The Rotary River Center and Rock Bar & Grill will be removed from the floodplain. The floodplain along Fourth Street will be smaller. Part of Ironworks will be added to the floodway.
 - Map No. 0319E: The floodway and floodplain will be larger along Turtle Creek, particularly in the Bootmaker/Moccasin neighborhood. A larger portion of the Feitag parcel will be added to the floodway.
 - Map No. 0431E: The Riverbend site will be removed from the floodplain.
 - Map No. 0432E: Many properties north of Broad Street will be added to the Turtle Creek floodplain.
 - WDNR Model Floodplain Ordinance: WDNR has notified Planning staff of the need to adopt their updated (2012) model floodplain ordinance into the City's Zoning Ordinance. Therefore, the attached Ordinance will repeal & recreate the entire floodplain zoning ordinance, including the references to the updated FIS and FIRMs. The 2012 model floodplain ordinance upon which the attached ordinance is based includes primarily clarifying language with some limited substantive changes. The most substantive change includes a lengthy section on hydraulic and hydrologic studies that may be required if a proposed project will obstruct or change flood flow.
 - Public notification steps have been taken during the preparation and adoption of the revised floodplain maps and ordinance.
 - The floodplain zoning districts will continue to function as overlay districts, and will continue to be administered by Planning staff during the course of regular Zoning Ordinance Administration. No additional staff time is required.

- The Plan Commission reviewed this item on August 19, 2015 and voted unanimously (4-0) to recommend approval.

Due to a timing issue with pending deadlines, staff is asking council to suspend the rules of a 2nd reading and take action. President Haynes opened and closed the public hearing. Councilors Kincaid and Luebke made a motion to suspend the rules. Motion carried. Councilors Luebke and Kelly made a motion to adopt the ordinance. Motion carried. File 3477 Ordinance 3557

5. CITIZEN PARTICIPATION

- Julie Lewis, 2129 East Ridge Road, addressed the Council on bike paths and safety where bike paths are lacking. Ms. Lewis asked the Council to consider in the strategic plan to expand and replace areas of the bike paths and bike lanes where they are unsafe, endure heavy traffic and are generally not bike friendly. An area of particular concern for her is on White Avenue in traveling to Beloit Memorial High School. Due to heavy traffic, utilizing the sidewalk is often necessary which results in other hazards like glass and dog encounters. The other area of concern is on Cranston Road at Collingswood and Shopiere where the sidewalks abruptly ends and signage for alternate path options are non-existent. She said that encountering bikers riding on Cranston where there is no bike lane is quite dangerous for the rider and the cars.

6. CONSENT AGENDA

Councilors Sloniker and Kincaid made a motion to adopt the consent Agenda, which consist of items 6.a through 6.d. Motion carried, voice vote 5-0.

- The Minutes of the regular meeting of August 17, 2015 were approved.
- The Application for a **Class "A" Beer License** for Park Avenue Mart Inc., d/b/a Park Avenue Mart, located at 1771 Park Avenue, Harjinder Samra, Agent was referred to ABLCC. File 8688
- The resolution rejecting all Bids for Project **C15-20, Cranston at Gateway Intersection Modification** was approved. File 8649
- The Proposed **Sale of Right-of-Way** to the State of Wisconsin related to the Interstate Expansion Project was referred to Plan Commission. File 8525

7. LICENSES

- The resolution **Setting Return Date and Authorizing the Issuance of a Summons** for an Alcohol License Sanction Hearing for HRNS V Entertainment, d/b/a Adiktion, Edgardo Garrido, Agent, located at 1310 Cranston Road was removed from the agenda and will be reconsidered at the September 21st meeting. File 8688

8. ORDINANCES

- Community Development Director, Julie Christensen, presented a proposed Ordinance amending the City of Beloit **Zoning District Map** to change the zoning district classification of the property located at 2460 Milwaukee Road from C-1, Office District and M-2, General Manufacturing District to PLI, Public Lands and Institutions District. This is a second reading and adoption. Councilors Luebke and Sloniker made a motion to adopt the ordinance. Motion carried, voice vote 5-0. File 8107 Ordinance 3558
- City Attorney, Beth Krueger, presented a proposed Ordinance to create section 16.08(3)(b)3 of the Code of General Ordinances of the City of Beloit pertaining to **Smoking Outside City-Owned Buildings**. This is the first reading and uniformly bans smoking within 30 feet of any entrance to a city-owned building. Attorney Krueger said that the request came from the Library Board as a result of patron concerns. Councilor Luebke said that he is very much in favor of this addition and it addresses some longstanding concerns. Councilors Kincaid and Sloniker made a motion to lay over to the September 21st meeting. Motion carried, voice vote 5-0. File 8253

9. APPOINTMENTS – none

10. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor Sloniker said that she attended the EOC meeting and enjoyed the Labor Day event at Rock River Threshere in Edgerton.
- Councilor Kelly had nothing to report other than life is very busy right now.
- Councilor Luebke echoed the concerns that Julie Lewis shared during citizen comment on bike and pedestrian safety in the areas she addressed. He agrees that at the very least, connecting the paths where it ends abruptly would be the first step to improving safety. He said that he attended the event at Beloit College and the Business event at the Garden Inn and was pleased with both the Superintendent and City Managers talk. He also attended the listening session for the proposed Kolak building and found it interesting.
- Councilor Kincaid said he only wanted to reiterate the problem on Cranston and would really like to see this item resolved in a timely manner.
- President Haynes said that bike safety is a primary issue for him and he shares these concerns too.

11. CITY MANAGER'S PRESENTATION – none

12. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Director of Operations, Chris Walsh presented a resolution authorizing the City Manager to submit the **Urban Forestry Catastrophic Storm Grant**. The Wisconsin Department of Natural Resources (WDNR) has an Urban Forestry Catastrophic Grant Program, for municipalities that have experienced damage to an urban forest as a direct result of a catastrophic storm event which the Governor has declared a State of Emergency. WDNR requires that municipalities pass a resolution pre-event, annually to qualify for this grant.

Key issues include:

1. For this particular DNR grant program, no local share is required.
2. Eligible costs are limited to damaged tree repair, removal or replacement within the City of Beloit as a direct result of a Governor declared State of Emergency.
3. This Resolution needs to be updated annually for it to remain active.
The City may request 50% advance payment of estimated project costs following a declaration.

City Manager Lori Luther applauded Director Walsh for seeking these grant dollars before they are needed and being proactive where possible. Councilors Luebke and Sloniker made a motion to approve the resolution. Motion carried. File 8322

- b. City Manager, Lori Luther presented a resolution adopting the **City of Beloit Strategic Plan for 2016**. She explained that the recommended Strategic Plan has incorporated several language changes that were discussed during the City Council Strategic Plan Workshop. She responded to the comments made earlier on bike safety, said that there is language in the Strategic Plan that includes being a bike friendly community. She said the specific components and the funding attached to those would be incorporated into the 2016 budget and she will review this with the City Engineer and Public Works staff and report back to the council on those specific items.

City Manager Luther pointed out that the most significant changes to the Strategic Plan are included in the plan for the Police Department. The purpose of these goals in a general sense are to reduce crime, fear and disorder in our community through a neighborhood based problem oriented and intelligence led approach, and includes specific components to achieving success in this department. Ms. Luther explained that she anticipates additional meetings with the council and staff to review any other changes for next year and use this time to perhaps refresh the standing vision, mission and values since we have this opportunity to explore across the employment base to look at these items to make certain we are current. Ms. Luther said that an addition was made to reflect that our overall mission is to serve the public with courtesy and respect.

Councilors Luebke and Kincaid made a motion to adopt the resolution as presented. Councilor Luebke commended City Manager Luther and the interim Police Chief Zibolski for proactive approaches and used the Roll Call program for those on probation and parole as one example of

creating solutions that builds trust, communication and cooperation across the board. Motion carried, 5-0. File 8695

- c. Director of Operations, Chris Walsh presented a resolution authorizing the City Manager to execute a **Purchase Order for Solid Waste Collection Vehicles**. The City is expected to move to the automated collection of solid waste in 2016. The purchase of the necessary collection vehicles needed for the transition needs to be done this fall. The City is requesting approval to sign a purchase order committing to purchasing the collection vehicles, to be funded in the 2016 budget. Transitioning from manual collection to automated collection supports and focuses on sustainable stewardship. The program promotes recycling while at the same time emphasizes waste reduction throughout the community. Furthermore, reducing fuel usage reduces our carbon footprint. The key issues are:
1. Over the last several years, workers compensation claims have been significantly increasing for solid waste collectors. Moving to an automated collection system is expected to greatly reduce workers compensation claims as well as the City's rate with its insurance carrier.
 2. The new collection system will reduce the existing fleet from 11 side-loading vehicles to 7 automated vehicles reducing fuel usage, maintenance and replacement costs.
 3. Staff expects to see an increase in recycling. Comparable cities have realized a 20% increase with the implementation of automated collection system.
 4. Staff expects to see a reduction in trash. Currently, a resident can set out 195 gallons in trash curbside each week and automation will limit set outs to 96 gallons.
 5. The cart system for automation will make the curbside of the city more aesthetically pleasing, no piles of trash.
 6. No proposed fee increase, program helps to stabilize the solid waste fund

Councilors Kincaid and Sloniker made a motion to approve the resolution as presented. President Haynes explained that this was a resolution specifically to commit to the purchase of the vehicles and that the approval of the funds for this system will be included in the budget proposal that will come before them in a few weeks. He also mentioned that this automation will also include a comprehensive review of the existing solid waste ordinances and details surrounding storage of the containers and other matters can be discussed at that time. Councilor Kelly asked about whether this new system could accommodate additional pickup of yard waste. City Manager Luther explained that the Purchase Order is necessary to meet a commitment deadline to prepare the trucks, but the City will not take possession until 2016. She also explained that the funds to purchase these trucks are included in the proposed budget and \$1.3 million dollars is coming out of the fleet replacement fund, and that there is no borrowing necessary to move forward. Councilor Kincaid said that he thinks this program is one that moves the City forward and thanked Ms. Walsh and her staff for their effort. Motion carried 5-0. File 8696

13. Councilors Sloniker and Kelly made a motion to adjourn the meeting at 8:00 p.m. Motion carried.

Lorena Rae Stottler, City Clerk

www.beloitwi.gov

Date approved by City Council: September 21, 2015

**RESOLUTION APPROVING A CLASS “A” BEER
LICENSE**

WHEREAS, an application has been received for a Class “A” Beer License from Mexico Dominicana Inc., d/b/a Mexico Dominicana, Angel Rodriquez, Agent, located at 854 Henry Avenue;

WHEREAS, the Alcohol Beverage License Control Committee recommended approval of this Class “A” Beer License for the 2016-2017 license year.

NOW, THEREFORE, BE IT RESOLVED that the Class “A” Beer License for Mexico Dominicana Inc., d/b/a Mexico Dominicana, Angel Rodriquez, Agent, located at 854 Henry Avenue is hereby approved.

Dated this 21st day of September 2015.

Charles M. Haynes, City Council President

ATTEST:

Lorena Rae Stottler, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Resolution for issuance of Class “A” Beer License for Mexico Dominicana, 854 Henry Avenue, Angel Rodriguez, Agent

Date: September 21, 2015

Presenter(s): Lorena Rae Stottler

Department(s): City Clerk

Overview/Background Information: HISTORY:

In **2012** Mexico Dominicana, LLC, Agent Juan Carlos Taveras, applied for a Class “B” Beer License for 854 Henry Avenue. At the 11/13/12 ABLCC meeting Rory Owens representing the Merrill Revitalization Group, asked for denial of this license as this group worked very hard to rid the Merrill neighborhood of the effects of alcohol sales such as violence, loitering, soliciting, sales to minors. Angel Rodriguez appeared in support of this license. The PD Impact report showed 129 were in favor of the license and 91 opposed. The ABLCC voted 6-0 to recommend denial to the City Council. At the 11/19/12 City Council meeting, Mr. Owens again spoke in opposition to the issuance of an alcohol license on behalf of the Merrill Revitalization Group. The City Council motion to approve this license failed 0-7.

In **2014** a Class “A” Beer and “Class A” Liquor License was applied for at 905 Henry Avenue by Olde Towne Market, Inc.. Akbir Kang, Agent. AT the ABLCC meeting of 2/14/14 Mr. Owens again appeared before the ABLCC on behalf of Merrill Revitalization Group, requesting denial of this alcohol license. ABLCC voted to recommend denial to the City Council on a vote of 5-0. At the Council meeting of 1/21/14 the Council motion to approve this license failed 0-6.

Key Issues (maximum of 5):

On July 27, 2015, Mexico Dominicana, Inc., Angel Rodriguez, Agent, applied for a Class “A” Beer License for 854 Henry Avenue. Mr. Rodriguez states in his Agent Questionnaire that he is also an Agent on an alcohol license at La Mexicana Food Store in Walworth, WI. Mr. Rodriguez is the owner of this building, provided proof of a WI Sellers Permit and filed his corporation with the WI Dept. of Financial Institutions on 9/4/13. The check with the Treasurer’s Office shows an outstanding amount due for Personal Property Taxes in the amount of \$271.87.

The Impact Statements for the new application have been approved by Plan Department, Fire Department, Health Department, Wastewater/Environmental Department and Code Enforcement. The Police Department conducted a survey of 96 homes of which 31 were in favor of a beer license, 17 opposed and 48 had no opinion/did not answer the door or was vacant. PD also contacted the Porter Avenue Watch Group which is in favor of Class “A” Beer sales and commented the Merrill Revitalization Group has not been active the last two years.

The ABLCC reviewed this new application of Mexico Dominicana, Inc. on September 8, 2015 and voted to 4-1 to approve the license.

Conformance to Strategic Plan: N/A

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

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

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

Action required/Recommendation:

City Council consideration and action on the license

Fiscal Note/Budget Impact:

\$50 Publication Fee and \$100 Cigarette License paid. The \$500 license fee will be pro-rated for remaining months in licensing period and is due before issuance of license.

Attachments: Resolution, Application, Schedule for Appointment of Agent, Auxiliary Questionnaires

ORIGINAL ALCOHOL BEVERAGE RETAIL LICENSE APPLICATION

Submit to municipal clerk.

For the license period beginning July 27 20 15
 ending June 30 20 16

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

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

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

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

2. Name (individual/partners give last name, first, middle; corporations/limited liability companies give registered name): Mexico Dominicana Inc

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

Title	Name	Home Address	Post Office & Zip Code
President/Member <u>President</u>	<u>Angel Rodriguez</u>	<u>1812 Grandview Dr, Beloit, WI</u>	<u>5351</u>
Vice President/Member <u>N/A</u>			
Secretary/Member <u>N/A</u>			
Treasurer/Member <u>N/A</u>			
Agent <u>Angel Rodriguez</u>		<u>1812 Grandview Dr, Beloit WI 5351</u>	
Directors/Managers			

3. Trade Name Mexico Dominicana Business Phone Number 608-365-4660
 4. Address of Premises 854 Henry Ave Post Office & Zip Code 5351

5. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? Yes No
 6. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? Yes No
 7. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? Yes No
 8. (a) Corporate/limited liability company applicants only: Insert state WI and date 9/1/13 of registration.
 (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? Yes No
 (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? Yes No
 (NOTE: All applicants explain fully on reverse side of this form every YES answer in sections 5, 6, 7 and 8 above.)

9. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) store - storage room back

10. Legal description (omit if street address is given above): 854 Henry Ave Beloit, WI see back
 11. (a) Was this premises licensed for the sale of liquor or beer during the past license year? Yes No
 (b) If yes, under what name was license issued?

12. Does the applicant understand they must file a Special Occupational Tax return (TTB form 5630.5) before beginning business? [phone 1-800-937-8864] Yes No
 13. Does the applicant understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in Section 2, above? [phone (608) 266-2776] Yes No
 14. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? Yes No

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

SUBSCRIBED AND SWORN TO BEFORE ME
 this 27th day of July, 20 15

Roseanna Lockwood (Clerk/Notary Public)
Roseanna J. Lockwood (Officer of Corporation/Member/Manager of Limited Liability Company/Partner)
 My commission expires 7/16/16 **Notary Public** (Additional Partner(s)/Member/Manager of Limited Liability Company if Any)

TO BE COMPLETED BY CLERK			
Date received and filed with municipal clerk <u>7-27-15</u>	Date reported to council/board <u>8-17-15</u>	Date provisional license issued <u>N/A</u>	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

Applicant's Wisconsin Seller's Permit Number: <u>456-1028249344-02</u>	
Federal Employer Identification Number (FEIN): <u>46-3612854</u>	
LICENSE REQUESTED	
<input checked="" type="checkbox"/> Class A beer	\$
<input type="checkbox"/> Class B beer	\$
<input type="checkbox"/> Class C wine	\$
<input type="checkbox"/> Class A liquor	\$
<input type="checkbox"/> Class B liquor	\$
<input type="checkbox"/> Reserve Class B liquor	\$
Publication fee	\$ <u>50.00</u>
TOTAL FEE	\$

7-27-15

5. Has taken class for beverage server training

8c Angel Rodriguez owns store in
Walworth county. He has a liquor
license for that store.

10. L1 BI + Outlet beg NE cor
L1, TH WLY 93.69 FT TH WLY
125 FT, TH SLY 93.69 FT TH
ELY 125 FT TO POB Harpers
Sec Add also S 83.44 FT of N
86.44 FT L40 Bk Eclipse

Surveyed and measured
by
Surveyor's License No. 10000

AUXILIARY QUESTIONNAIRE ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk.

Individual's Full Name (please print) (last name)		(first name)		(middle name)	
Rodriguez		Angel			
Home Address (street/route)		Post Office	City	State	Zip Code
1812 Grandview Dr		Beloit	Beloit	WI	53511
Home Phone Number		Age	Date of Birth	Place of Birth	
408-371-4759					

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.
- Officer of Mexico Dominicana 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? 4 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. La Mexicana Food Store, INC 103 Park St. Walworth, WI
(Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? Yes No
 If yes, identify.

(Name of Wholesale Licensee, or Permittee) (Address By City and County)

6. Named individual must list in chronological order last two employers. please see back →

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 24th day of July, 2015
Roseanna Lockwood
(Clerk/Notary Public)

[Signature]
(Signature of Named Individual)

My commission expires 7/16/16

Roseanna J. Lockwood
Notary Public
State of Wisconsin



Printed on Recycled Paper

Wisconsin Department of Revenue

b.a Angel Rodriguez owned a store in
New York state and in
Pennsylvania before
coming to Wisconsin

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 Mexico Dominicana, Inc
(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 Mexico Dominicana
(trade name)

located at 854 Henry Ave. Beloit, WI 53511

appoints Angel Rodriguez
(name of appointed agent)

1812 Grandview 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).
La Mexicana Food Store, Inc Walworth, WI

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? 4 years

Place of residence last year 1812 Grandview Dr. Beloit, WI 53511

For: Mexico Dominicana, Inc
(name of corporation/organization/limited liability company)

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

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

ACCEPTANCE BY AGENT

I, Angel Rodriguez, hereby accept this appointment as agent for the
(print/type agent's name)
corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

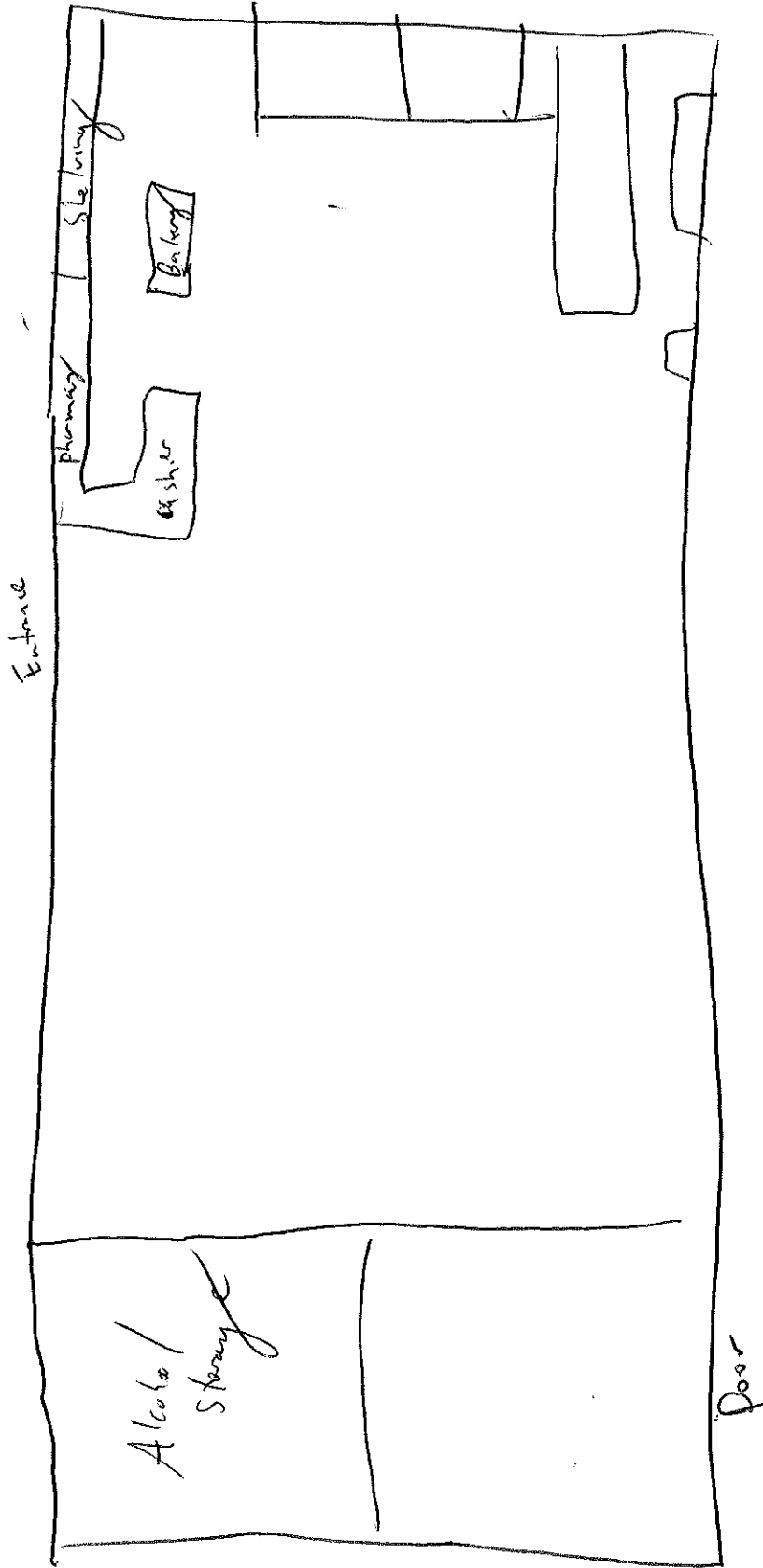
[Signature] 7-27-15 Agent's age _____
(signature of agent) (date)
1812 Grandview Dr. Beloit, WI 53511 Date of birth _____
(home address of agent)

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

Mexico Dominicana



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

WHEREAS, the Agent of record for Walgreen Co., d/b/a Walgreens #06096, located at 1901 Prairie Avenue, is Jacqueline Shaffer; and

WHEREAS, Walgreen Co., d/b/a Walgreens #06096, has requested and the Alcohol Beverage License Control Committee has recommended that the Agent be changed to Julie Punzel.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Beloit that the Agent for the alcohol beverage license for Walgreen Co., d/b/a Walgreens #06096, located at 1901 Prairie Avenue, is hereby changed to Julie Punzel.

Dated this 21st day of September 2015.

BELOIT CITY COUNCIL

Charles M. Haynes, City Council President

Attest:

Lorena Rae Stottler, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Resolution approving Change of Agent for Alcohol Beverage License for Walgreen Co., d/b/a Walgreens #06096, located at 1901 Prairie Avenue

Date: September 21, 2015

Presenter(s): Lorena Rae Stottler

Department: City Clerk

Overview/Background Information:

The Walgreen Co., d/b/a Walgreens #06096, located at 1901 Prairie Avenue in the City of Beloit has requested that Julie Punzel be appointed the new agent. At the Alcohol Beverage License Control Committee meeting (ABLCC) on September 8, 2015, 2015 it was determined that Ms. Punzel meets the qualifications of an agent.

Key Issues (maximum of 5):

1. The Walgreen Co., d/b/a Walgreens #06096 has appointed Julie Punzel as Agent. Ms. Punzel is a resident of Wisconsin and otherwise meets the qualifications for the appointment as required by state law.
2. The ABLCC reviewed this item on September 8, 2015 and voted unanimously (5-0) to recommend approval of the Change of Agent. The Police Department had no objection to the Agent.

Conformance to Strategic Plan: N/A

Sustainability:

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

Action required/Recommendation:

City Council approval of the Change of Agent.

Fiscal Note/Budget Impact: N/A

Attachments:

Resolution, Schedule of Appointment and Auxiliary Questionnaire

10.00 P2
Original

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 Walgreen Co.
(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 Walgreens # 06096
(trade name)

located at 1901 Prairie Ave, Beloit WI 53511

appoints Julie Punzel
(name of appointed agent)

8824 S. Creek Rd, 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? 35 years

Place of residence last year 8824 S. Creek Rd, Beloit WI 53511

For: WALGREEN CO.
(name of corporation/organization/limited liability company)

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

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

ACCEPTANCE BY AGENT

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

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.

Julie Punzel 8/15/15
(signature of agent) (date) Agent's age

8824 S. Creek Rd, Beloit, WI 53511 Date of birth

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

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

Approved on 09/01/15 by Capt. [Signature] 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)		(first name)		(middle name)	
Punzel		Julie		Ann	
Home Address (street/route)		Post Office	City	State	Zip Code
8824 S. Creek Rd.			Beloit	WI	53511
Home Phone Number		Age	Date of Birth	Place of Birth	
608-361-0128				Janesville	

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 **WALGREEN CO.**

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

Employer's Name	Employer's Address	Employed From	To
Walgreens	Several different addresses	March 1996	Current
Employer's Name	Employer's Address	Employed From	To
	most recent was 1740 Center Ave. Janesville WI 53546 (8 years)		
	now 1901 Prairie Ave. Beloit, WI 53511 (effective 8/15)		

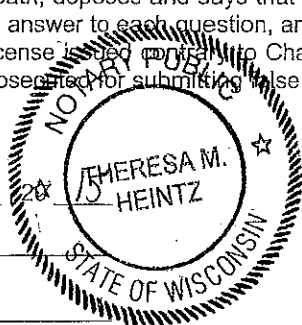
The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued pursuant 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 15 day of August

Theresa M. Heintz
(Clerk/Notary Public)

My commission expires 7/10/17



Julie Punzel
(Signature of Named Individual)



Printed on Recycled Paper

Wisconsin Department of Revenue

SEP 2 2015 PM 1:23

Walgreens

Corporate Office
302 Wilmot Rd. MS#3353
Deerfield, IL 60015
www.walgreens.com

August 27, 2015

City of Beloit
100 State St.
Beloit, WI 53511

RE: Change of Agent

Store(s) Walgreens #06096
1901 Prairie Ave., Beloit, WI 53511

To Whom It May Concern:

Effective immediately, Walgreen Co. would like to appoint Julie Punzel as the liquor agent for our store location indicated above.

Thank you for your attention and cooperation in this matter.

Sincerely,
Walgreen Co.



Mark Wagner
President, Business Operations

Enclosure(s) N/A

Every day we help people get, stay and live well.

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Planned Unit Development (PUD) - Master Land Use Plan for the property located at 1633 Keeler Avenue – Council Referral to the Plan Commission

Date: September 21, 2015

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

Commonwealth Development has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the Kolak Education Center property located at 1633 Keeler Avenue. A copy of the PUD - Master Land Use Plan is attached to this report.

Key Issues (maximum of 5):

- The applicant has proposed the adaptive redevelopment of the Kolak building into 33 housing units, along with a 3-story rear addition that includes 27 units and underground parking. The proposed PUD – Master Land Use Plan also includes a new driveway on Carnegie Avenue, additional parking, and numerous other site improvements.
- The PUD District is a special-purpose zoning district that permits greater flexibility in land planning and site design standards than conventional zoning districts and is intended to provide flexibility in architectural design and clustering of buildings. The process begins with submittal of a PUD – Master Land Use Plan, which is a conceptual plan. The PUD process also involves rezoning the subject property to PUD, either during or after consideration of the PUD – Master Land Use Plan.
- The proposed PUD – Master Land Use Plan is one of three land use applications needed for this project. The others are a requested amendment to the Future Land Use Map to recommend Mixed Residential uses for the subject property and a request for a Zoning Map Amendment (rezoning) from PLI, Public Lands & Institutions District to PUD District. All three applications will be reviewed on the same meeting schedule.

Conformance to Strategic Plan:

- Consideration of this request supports Strategic Goal #5.

Sustainability:

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

Action required/Recommendation:

- Referral to the Plan Commission for the September 23, 2015 meeting
- This item will most likely return to the City Council for a public hearing and possible action on November 2, 2015

Fiscal Note/Budget Impact: N/A

Attachments: Proposed PUD – Master Land Use Plan and Application

Proposed PUD – Master Land Use Plan



**PRELIMINARY
SITE PLAN**
DATE: 06.10.2015

DATE: 06.10.2015	SCALE: 1" = 20'
PROJECT: NEW BUILDING & REMODELING FOR ROOSEVELT ELEMENTARY SCHOOL	CLIENT: COMMONWEALTH CONSTRUCTION CORPORATION
DESIGNER: M.A. DESIGN, LLC	LOCATION: 1633 KEELER AVENUE, BELOIT, WI 53511

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">DATE</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">SCALE</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">PROJECT</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">CLIENT</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">DESIGNER</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">LOCATION</td></tr> </table>	DATE	SCALE	PROJECT	CLIENT	DESIGNER	LOCATION	<p>PRELIMINARY NEW BUILDING & REMODELING FOR: ROOSEVELT ELEMENTARY SCHOOL 1633 KEELER AVE. BELOIT, WI 53511</p>	<p style="text-align: center;"> COMMONWEALTH CONSTRUCTION CORPORATION <small>545 EAST STREET, FOND DU LAC, WI 54601 (920) 924-4170 FAX (920) 924-4171</small> </p>	<p style="text-align: center;"> M.A. DESIGN, LLC <small>24 East Park Street Fond Du Lac, WI 54601 (920) 924-4170 typing@ma-design.com (920) 924-4170</small> </p>	06.10.2015
DATE										
SCALE										
PROJECT										
CLIENT										
DESIGNER										
LOCATION										

CITY of BELOIT

Planning & Building Services Division

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

PUD - Master Land Use Plan Application

(Please Type or Print)

File Number: PUD-2015-01

1. Address of subject property: 1633 Keeler Avenue, Beloit, WI 53511
2. Legal description: See attached
If necessary attach a copy of the complete legal description.
3. Area of parcel in square feet or acres: 5.93 Acres
4. Tax Parcel Number(s): 12531960
5. Owner of record: School District of Beloit Phone: 608-361-4015
1633 Keeler Avenue Beloit WI 53511
(Address) (City) (State) (Zip)
6. Applicant's Name: Commonwealth Development Corporation
54 East First Street Fond du Lac WI 54935
(Address) (City) (State) (Zip)
920-922-8170 / / k.mcdonell@commonwealthco.net
(Office Phone #) (Cell Phone #) (E-mail Address)
7. All existing use(s) on this property are: School Administration
8. The applicant requests review and approval of a **PLANNED UNIT DEVELOPMENT /**
Master Land Use Plan: in a(n) Public Lands/Institution **Zoning District.**
9. A Preapplication Conference was held on: 9/2/2015
10. All the proposed use(s) for this property will be:
Principal use(s): Low Density Multifamily Residential
Secondary use(s): Property Management Office to serve project
11. State how the proposed development differs from the type of development that would
be permitted under the existing zoning regulations. Current zoning does not allow residential dwelling units.

12. Describe how the proposed development provides greater benefits to the City of Beloit
than an otherwise permitted development. The proposed development will allow for the preservation
of the historic school, as the building has become obsolete for administration office space and school uses.
The adaptive reuse of the school will satisfy the strong demand for apartments and place the property back on tax rolls.

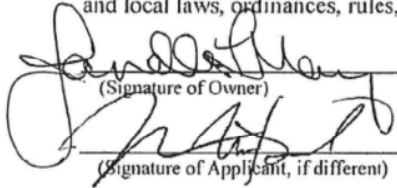
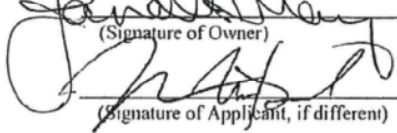
13. Project timetable: Start date: Late Summer 2016 Completion date: Summer 2017

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

- () Owner
- () Leasehold, length of lease: _____
- (X) Contractual, nature of contract: Accepted Offer to Purchase
- () 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 of Owner) (Print name) (Date)

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

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

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

To be completed by Planning Staff		
Filing fee: <u>\$200.00</u>	Amount paid: <u>\$200.⁰⁰</u>	Meeting date: <u>Sept. 23, 2015</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>Drew P... ..</u>		Date: <u>9/8/15</u>

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Zoning Map Amendment Application for the property located at 1633 Keeler Avenue – Council Referral to the Plan Commission

Date: September 21, 2015

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

Commonwealth Development has submitted an application for a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands & Institutions District to PUD, Planned Unit Development District, for the property located at 1633 Keeler Avenue.

Key Issues (maximum of 5):

- The subject property is the Kolak Education Center property, which currently serves as the administrative offices of the School District of Beloit. The applicant has made an accepted offer to purchase the subject property.
- If the requested rezoning is approved, the applicant intends to redevelop the subject property into a multifamily residential community with up to 60 dwelling units in the existing building and a 3-story addition. If the requests to amend the plan and rezone the subject property are approved by the City Council, the applicant will need to submit detailed site & architectural plans for Planning staff review and approval.
- The applicant also submitted an application to amend the Comprehensive Plan's Future Land Use Map to recommend Mixed Residential uses for the subject property. The request to amend the plan will be reviewed concurrently during the Plan Commission and City Council hearings, but does not need to be referred to the Plan Commission like a Zoning Map Amendment.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.

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

- Consideration of this request supports Strategic Goal #5.

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

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

Action required/Recommendation:

- Referral to the Plan Commission for the September 23, 2015 meeting
- This item will most likely return to the City Council for a public hearing and possible action on November 2, 2015

Fiscal Note/Budget Impact: N/A

Attachments: Application

CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

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

Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2015-03

1. Address of subject property: 1633 Keeler Avenue, Beloit, WI 53511
2. Legal description: Lot: _____ Block: _____ Subdivision: See attached
(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: 5.93 acres.
3. Tax Parcel Number(s): 12531960
4. Owner of record: School District of Beloit Phone: 608-361-4000
1633 Keeler Ave Beloit WI 53511
(Address) (City) (State) (Zip)
5. Applicant's Name: Kevin McDonell
54 East First Street Fond du Lac WI 54935
(Address) (City) (State) (Zip)
920-922-8170 / _____ / k.mcdonell@commonwealthco.net
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: PLI to: RS P4D D
All existing uses on this property are: School Administration/Maintenance Building

7. All the proposed uses for this property are:

Principal use(s): Low-Density Multifamily Residential

Secondary use(s): _____

Accessory use(s): _____

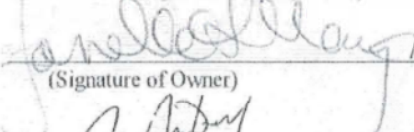
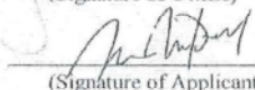
() Leasehold, Length of lease: _____
 (X) Contractual, Nature of contract: Offer to Purchase
 () Other, explain: _____

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

Name(s): Kevin McDonell Phone: 920-922-8170
54 East First Street Fond du Lac WI 54935
 (Address) (City) (State) (Zip)

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

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

	School District of Beloit Janelle Marotz	/ 8/27/2015
(Signature of Owner)	(Print name)	(Date)
	Kevin McDonell	/ 8/27/2015
(Signature of Applicant, if different)	(Print name)	(Date)

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

To be completed by Planning Staff

Filing Fee: \$275.00 Amount Paid: \$275.00 Meeting Date: Sept. 23, 2015
 Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____

Rec'd By: Drew Pennington Date: Aug. 28, 2015

**RESOLUTION
APPROVING THE SALE OF LAND TO WISCONSIN DOT
FOR INTERSTATE HIGHWAY 39/90 RIGHT-OF-WAY**

WHEREAS, as part of the Interstate Highway 39/90 Expansion Project, the Wisconsin Department of Transportation (DOT) is seeking to acquire 0.2 acre of the property located at 2702 Colley Road from the City of Beloit for right-of-way purposes as shown on the attached Project Plat; and

WHEREAS, the sale of land for roadway purposes is required to be approved by the Plan Commission and City Council in accordance with Section 62.23(5) of Wisconsin Statutes; and

WHEREAS, the section of I-39/90 adjacent to 2702 Colley Road will be reconstructed and widened beginning in fall 2018, which will have significant economic benefits to the City of Beloit; and

WHEREAS, the Plan Commission reviewed this item on September 9, 2015 and voted unanimously (6-0) to recommend approval of the proposed sale of land.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Beloit, Rock County, Wisconsin, hereby approves the sale of 0.2 acre of the property located at 2702 Colley Road to the Wisconsin DOT for a purchase price of \$32,000 as shown on the attached Project Plat, and authorizes the City Manager to execute the attached Agreement for Purchase & Sale of Real Estate and to take any other action necessary to effectuate the purpose of this resolution.

Adopted this 21st day of September, 2015.

BELOIT CITY COUNCIL

Charles M. Haynes, Council President

ATTEST:

Lorena Rae Stottler, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Sale of Land to Wisconsin DOT Related to Expansion of Interstate Highway 39/90 Right-of-Way

Date: September 21, 2015

Presenter(s): Julie Christensen

Department(s):

Community Development

Overview/Background Information:

As part of the Interstate Highway 39/90 Expansion Project, the Wisconsin Department of Transportation (DOT) is seeking to acquire 0.2 acre of land from the City of Beloit for right-of-way purposes as shown on the attached Project Plat. 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.

Key Issues (maximum of 5):

- The DOT is currently undergoing negotiations with property owners for the acquisition of real estate along the Interstate corridor. The land located at 2702 Colley Road is currently the subject of the land contract purchase agreement with the Ho-Chunk Nation. City staff has been in discussions with the attorneys for the Ho-Chunk Nation and will modify the purchase price of the land contract purchase agreement to reflect the loss of the 0.2 acre that is the subject of this sale. The City Engineer indicated that there are no concerns with the sale of this land for highway right-of-way use.
- The land that is the subject of this proposed sale is the easternmost 20 feet of the triangular parcel at the southwest corner of where Colley Road meets the Interstate and curves to the north.
- The subject property is addressed as 2702 Colley Road, and is planned for commercial development but zoned M-2, General Industrial District. The City of Beloit will retain ownership of the remainder of the parcel until it is sold to the Ho-Chunk Nation.
- According to the DOT's project website, this stretch of the Interstate will be temporarily widened in 2017, with the full reconstruction & widening occurring from fall 2018 to fall 2020.
- The Plan Commission reviewed this item on September 9, 2015 and voted unanimously (6-0) to recommend approval of the proposed sale of land.

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:

- City Council consideration and action on the proposed Resolution

Fiscal Note/Budget Impact: The purchase price of this land is \$32,000.

Attachments: Resolution and Staff Report to the Plan Commission



CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: September 9, 2015

Agenda Item: 4

File Number: RPB-2015-10

Request: Sale of Land to Wis. DOT

Owner: City of Beloit

Location: 2702 Colley Road

Request Overview/Background Information:

As part of the Interstate Highway 39/90 Expansion Project, the Wisconsin Department of Transportation (DOT) is seeking to acquire 0.2 acre of land from the City of Beloit for right-of-way purposes as shown on the attached Project Plat. 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.

Key Issues:

- The DOT is currently undergoing negotiations with property owners for the acquisition of real estate along the Interstate corridor. The land located at 2702 Colley Road is currently the subject of the land contract purchase agreement with the Ho-Chunk Nation. City staff has been in discussions with the attorneys for the Ho-Chunk Nation and will modify the purchase price of the land contract purchase agreement to reflect the loss of the 0.2 acre that is the subject of this sale.
 - The City Engineer indicated that there are no concerns with the sale of this land for highway right-of-way use.
 - The land that is the subject of this proposed sale is the easternmost 20 feet of the triangular parcel at the southwest corner of where Colley Road meets the Interstate and curves to the north.
 - The subject property is addressed as 2702 Colley Road, and is planned for commercial development but zoned M-2, General Industrial District. The City of Beloit will retain ownership of the remainder of the parcel until it is sold to the Ho-Chunk Nation.
 - According to the DOT's project website, this stretch of the Interstate will be temporarily widened in 2017, with the full reconstruction & widening occurring from fall 2018 to fall 2020.
-

Consistency with Comprehensive Plan and Strategic Plan:

- The Comprehensive Plan recommends Community Commercial uses of the subject property.
 - Consideration of this request supports Strategic Goal #5.
-

Sustainability:

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

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the sale of 0.2 acre of the City-owned property located at 2702 Colley Road to the Wisconsin DOT for expansion of the Interstate Highway 39/90 right-of-way, as shown on the attached Project Plat.

Fiscal Note/Budget Impact: The purchase price of this land is \$32,000.

Attachments: Location Map, Project Plat, and Agreement for Purchase & Sale of Real Estate

Location Map

Sale of Land for I-39/90 ROW Expansion

RPB-2015-10



1 inch = 334 feet

0 75 150 300 450 Feet

Legend

-  City Limits
-  COB Parcels

Map prepared by: Drew Pennington, AICP
Date: September 2015
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE - SHORT FORM

Wisconsin Department of Transportation
RE1895 04/2015

THIS AGREEMENT, made and entered into by and between City of Beloit, a Wisconsin municipal corporation, hereinafter called Seller, and the State of Wisconsin, Department of Transportation, hereinafter called WisDOT. If accepted, this offer can create a legally enforceable contract. Both parties should read this document carefully and understand it before signing.

Seller and WisDOT agree that WisDOT is purchasing this property for highway or other transportation related purposes, within the meaning of Chapter 84 of the Wisconsin Statutes.

Seller warrants and represents to WisDOT that Seller has no notice or knowledge of any of the following:

- 1) Planned or commenced public improvements which may result in special assessments which would otherwise materially affect the property, other than the planned transportation facility for which WisDOT is purchasing this property;
- 2) Government agency or court order requiring repair, alteration, or correction of any existing condition;
- 3) Shoreland or special land use regulations affecting the property; and,
- 4) Underground storage tanks and the presence of any dangerous or toxic materials or conditions affecting the property.

DESCRIPTION: The Seller agrees to sell and WisDOT agrees to buy, upon the terms and conditions hereinafter named, the following described real estate situated in Rock County, Wisconsin:

Legal description is made a part hereof by reference: Parcel 2 of Transportation Project Plat 1003-10-22 - 4.01, recorded in TPP - 128 of Transportation project Plats, as Document 2009518, recorded in Rock County Wisconsin. Property interests and rights of said Parcel 2 consist of: Fee simple.

Any interests or rights not listed above for said parcel but shown as required on said Transportation Project Plat are hereby incorporated herein by reference.

The purchase price of said real estate shall be the sum of Thirty-Two Thousand and 0/100 Dollars, (\$32,000.00) payable in full by check at closing.

General taxes shall be prorated at the time of closing based on the net general taxes for the current year, if known, otherwise on the net general taxes for the preceding year.

Seller shall, upon payment of purchase price, convey the property by warranty deed or other conveyance provided herein, free and clear of all liens and encumbrances, including special assessments, except recorded public utility easements and recorded restrictions on use running with the land or created by lawfully enacted zoning ordinances and , provided none of the foregoing prohibit present use.

Legal possession of premises shall be delivered to WisDOT on the date of closing.

Physical occupancy of property shall be given to WisDOT on the date of closing. Seller may not occupy property after closing unless a separate lease agreement is entered into between WisDOT and Seller.

SPECIAL CONDITIONS:

This agreement is binding upon acceptance by WisDOT as evidenced by the signature of an authorized representative of WisDOT. If this agreement is not accepted by WisDOT within 45 days after Seller's signature, this agreement shall be null and void.



Project ID
1003-10-22

Parcel No.
2

This transaction is to be closed at the office of Southwest Regional Office on or before July 31st, 2015 or at such other time and place as may be agreed to in writing by the Seller and WisDOT.

No representations other than those expressed here, either oral or written, are part of this sale.

Seller and WisDOT agree to act in good faith and use diligence in completing the terms of this agreement. This agreement binds and inures to the benefit of the parties to this agreement and their successors in interest, assigns, personal representatives, heirs, executors, trustees, and administrators.

The warranties, covenants and representations made herein survive the closing and the conveyance of this property. Seller agrees to sell and convey the above-mentioned property on the terms and conditions as set forth and acknowledges receipt of a copy of this agreement.

_____ Witness Signature	_____ Date	_____ Seller Signature	_____ Date
_____ Print Name		City of Beloit, a Wisconsin municipal corporation _____ Print Name	

_____ Seller Signature	_____ Date
_____ Print Name	

_____ Seller Signature	_____ Date
_____ Print Name	

_____ Seller Signature	_____ Date
_____ Print Name	

The above agreement is accepted.

_____ Signature	_____ Date
_____ Print Name	
_____ Title	

Must be signed by administrator or an authorized representative of WisDOT.

Project ID
1003-10-22

Parcel No.
2

LEGAL DESCRIPTION

Parcel 2 of Transportation Project Plat 1003-10-22 - 4.01, recorded in TPP - 128 of Transportation project Plats, as Document 2009518, recorded in Rock County Wisconsin.

Property interests and rights of said Parcel 2 consist of:

Fee simple.

Any interests or rights not listed above for said parcel but shown as required on said Transportation Project Plat are hereby incorporated herein by reference.

**PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE
SPECIAL ASSESSMENT POLICE POWERS
UNDER SECTION 66.0703, WISCONSIN STATUTES**

RESOLVED, by the City Council of the City of Beloit, Wisconsin:

1. The City Council of the City of Beloit hereby declares its intention to exercise its police power under §66.0703, Wis. Stats., to levy special assessments upon property in the assessment district hereafter described for benefits conferred upon such property by reason of the following public work and improvements:

Installation of sanitary sewer and service lateral at Inman Parkway east of Prairie Avenue. See attached map of parcel number 2075-0010 which is incorporated herein and marked as Exhibit A.

2. The property to be assessed lies within the following described Assessment District:

Assessment District includes all of parcel number 2075-0010 which lies at Inman Parkway east of Prairie Avenue

3. The total amount assessed against the properties in the defined Assessment District shall not exceed the total cost of the improvements and the amount assessed against each parcel shall be based on total cost of the improvements divided by the number of benefitting parcels.
4. The City Council of the City of Beloit determines that the improvements constitute an exercise of the police power for the health, safety and general welfare of the City of Beloit and its inhabitants.
5. The assessments against any parcel must be paid in cash or in annual installments the number and manner of which shall be determined at the time the Final Resolution is presented to the City Council for consideration.
6. The City Engineer shall prepare a report which shall consist of:
 - a. Preliminary plans and specifications for said improvements.
 - b. An estimate of the entire cost of the proposed improvements.
 - c. Schedule of proposed assessments.
7. When the report is completed, the City Engineer shall file a copy of the report with the City Clerk for public inspection.

8. Upon receiving the report of the City Engineer, the City Clerk shall cause notice to be given stating the nature of the proposed improvements, the general boundary lines of the proposed Assessment District (including a small map thereof), the time and place at which the report may be inspected, and the time and place of the public hearing on the matters contained in the preliminary resolution and the report. This notice shall be published as a Class 1 notice under Chapter 985, Wis. Stats., and a copy shall be mailed, at least 10 days before the hearing, to every interested party whose address is known or can be ascertained with reasonable diligence. The hearing shall commence not less than 10 nor more than 40 days after publication.
9. The hearing shall be held in the Forum at City Hall, 100 State Street, Beloit, WI, at a time set by the City Clerk in accordance with §66.0703, Wis. Stats.

Adopted this 21st day of September, 2015.

Charles M. Haynes, President

ATTEST:

Lorena Rae Stottler, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Preliminary Resolution of Special Assessment for sanitary sewer on Inman Parkway

Date: September 21, 2015

Presenter(s): Greg Boysen P.E., Public Works Director

Department(s): Public Works/ Engineering

Overview/Background Information:

This project will install sanitary sewer to 3155 Prairie Ave. This property is within the city limits and is not currently served.

Key Issues (maximum of 5):

1. A letter from Jim Hamilton, property owner was received in engineering requesting sewer to his lot at the northeast corner of Prairie Ave and Inman Parkway.
2. This lot is currently served by water but not sewer. The owner is marketing the lot for development and having sewer service is critical in his marketing strategy.
3. The parcel lies within the City Limits and the 208 sewer service area for the City of Beloit.
4. This resolution will direct the preparation of detailed plans and estimates.
5. A public hearing and final resolution will follow.

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

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

This project will enhance the quality of life in Beloit by providing for the safe disposal and treatment of sanitary wastes from this parcel.

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**
Proper sewer disposal is achieved by extending sanitary sewer to the parcel and having the waste treated by the City's treatment plant prevents ground water contamination.
- **Meet the hierarchy of present and future human needs fairly and efficiently**
n/a

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

Action required/Recommendation:

The Engineering Division recommends approval of the preliminary resolution

Fiscal Note/Budget Impact:

This project will be funded through special assessments in the 2015 CIP.

June 8, 2015

Mr. Mike Flesch, PE
City Engineer
City of Beloit
2400 Springbrook Court
Beloit, WI 53511

RE: Request for Sanitary Sewer Service
Parcel 20750010
NE Quadrant of Prairie Avenue and Inman Parkway

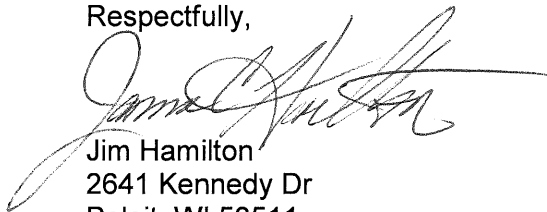
Dear Mr. Flesch,

I am contacting you to formally request sanitary sewer service for my parcel at the NE quadrant of Prairie Avenue and Inman Parkway. The parcel is currently vacant, but with the ongoing improvements to Prairie Ave./CTH G, and the planned extension of Inman Parkway to County S, I will be actively working to develop this parcel as soon as possible.

I have been working with RH Batterman, and understand that several sanitary sewer mains are near my property. One stub lies approximately 600' east of my eastern parcel line, while another is located near the intersection of Colony Court and Prairie Avenue. I am eager to work with the City to develop plans for this sewer extension via the most economical and logical route.

Please contact me at your earliest convenience to further discuss this request. Should you need any additional information from me to formally begin this process, please let me know and I'd be happy to provide it.

Respectfully,



Jim Hamilton
2641 Kennedy Dr
Beloit, WI 53511
608-362-8044



NORTH

1 inch = 300 feet

**20750010
3155 PRAIRIE AVE
5.98 acres**

S DAVIS DR

E ZICK DR

E KYLE LA

E INMAN PKWY

E GALE DR

PRAIRIE AV

S PRAIRIE AV

E CTY TK BT

COLONY CT

KENSINGTON LA

Exhibit A

**RESOLUTION
AWARDING CONTRACT C15-23
Milwaukee Road Concrete Repair**

WHEREAS, on September 11, 2015, 2 competitive bids were received, the low bid being from CPR Inc., and;

WHEREAS, CPR Inc. is a qualified bidder, therefore;

IT IS RESOLVED, that Contract C15-23, Milwaukee Road Concrete Repair, be, and hereby is, awarded to CPR Inc., Brookfield, WI, in the following amounts:

CPR Inc.

PO Box 1177

Brookfield, WI 53007-1177

Method #1 – Separate curb & gutter	\$ 49,484.50
Allowance for Change Orders and/or Extra Work	<u>\$ 6,515.50</u>
TOTAL PROJECT COST	\$ 56,000.00

AND IT IS FURTHER RESOLVED, that the amount of \$56,000.00, be, and hereby is, funded as follows:

P2902187-5514-2013	Roadway Construction - Streets	\$56,000.00
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TOTAL	\$56,000.00
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Dated at Beloit, Wisconsin this 21st day of September, 2015.

City Council of the City of Beloit

Charles Haynes, President

ATTEST:

Lori Stottler, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Award of Contract C15-23, Milwaukee Road Concrete Repair

Date: September 21, 2015

Presenter(s): Greg Boysen P.E., Public Works Director

Department(s): Public Works/ Engineering

Overview/Background Information:

This project will replace broken pavement slabs near E Ridge Rd.

Key Issues (maximum of 5):

1. Two bids were received for this project. The low bid of \$49,484.50 was from CPR Inc. and is 33% less than the engineer's estimate of \$65,000.00.
2. CPR Inc. is considered a responsible bidder for this project.
3. The costs for this project are as follows: \$49,484.50 for construction, \$ 6,515.50 for Change Orders or extra work, for a total of \$56,000.00.

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

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

This project will enhance the quality of life in Beloit by improving the appearance and quality of ride on City Streets while lowering street maintenance costs.

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**
The improved pavement meets the present and future human needs by extending the life of the pavement, and reducing pavement maintenance.

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

Action required/Recommendation:

The Engineering Division recommends awarding this Public Works Contract to CPR Inc. in the amount of \$49,484.50.

Fiscal Note/Budget Impact:

Funding is available in the Capital Improvement Plan.

CITY OF BELOIT

DEPARTMENTAL CORRESPONDENCE

TO: Mike Flesch
FROM: Scott Schneider, Project Engineer
DATE: September 11, 2015
SUBJECT: Bid Results for Contract C15-23
Milwaukee Road Concrete Repair

Pursuant to advertisements placed August 27 and September 3, bids were received until 11:00 AM on September 11th for the Milwaukee Road Concrete Repair. A tabulation of bids is attached.

2 bids were received for this project. For method #1, separate curb and gutter, the results were as follows:

1. CPR Inc.	Brookfield, WI	\$ 49,484.50	*Low
2. Ptaschinski Construction, Inc.	Beaver Dam, WI	\$ 55,047.00	
3. Engineer's Estimate		\$ 65,000.00	

Upon review of the Contractor's Proof of Responsibility Statement, CPR Inc. is determined to be a responsible bidder.

I recommend that the contract be awarded to CPR Inc. of Brookfield, WI. The following is a breakdown of the proposed project cost:

COSTS

CPR Inc. Base Bid	\$ 49,484.50
Allowance for Change Orders and/or Extra Work	\$ 6,515.50
TOTAL PROJECT COST	\$ 56,000.00

PROJECT INFORMATION

This project will replace broken pavement slabs near E Ridge Rd.

**Tabulation of Bids
Contract C15-23
Milwaukee Road Concrete Repair
Bids Opened September 11, 11:00 AM**

Item No.	Bid Item Description	Quantity	Unit	CPR Inc. Brookfield, WI		Ptaschinski Construction Inc. Beaver Dam, WI	
				Price	Extended	Price	Extended
	Method #1 Bid - C&G Pour Seperate from Pavement						
1	Traffic Control	1	LS	\$12,000.00	\$12,000.00	\$16,331.00	\$16,331.00
2	Full depth sawcut	370	LF	\$1.85	\$684.50	\$2.00	\$740.00
3	Remove Existing pavement	538	SY	\$10.00	\$5,380.00	\$10.00	\$5,380.00
4	New 9" PCC HES Pavement, dowels inclusive	476	SY	\$45.00	\$21,420.00	\$56.00	\$26,656.00
5	30" PCC curb and gutter, tie bars inclusive	336	LF	\$25.00	\$8,400.00	\$15.00	\$5,040.00
6	Provide Neenah R-3067 Catch Basin	1	EA	\$1,000.00	\$1,000.00	\$500.00	\$500.00
7	Crushed Limestone aggregate base	20	Ton	\$30.00	\$600.00	\$20.00	\$400.00
TOTAL Method #1 Bid					\$49,484.50		\$55,047.00
	Method #2 - Monolithic Pour						
8	Traffic Control	1	LS	\$12,014.80	\$12,014.80	\$16,331.00	\$16,331.00
9	Full depth sawcut	370	LF	\$1.85	\$684.50	\$2.00	\$740.00
10	Remove Existing pavement	538	SY	\$10.00	\$5,380.00	\$10.00	\$5,380.00
11	New 9" PCC HES Pavement, Monolithic pour, curb head & dowel bars inclusive	538	SY	\$55.40	\$29,805.20	\$56.00	\$30,128.00
12	Provide Neenah R-3067 Catch Basin	1	EA	\$1,000.00	\$1,000.00	\$500.00	\$500.00
13	Crushed Limestone aggregate base	20	Ton	\$30.00	\$600.00	\$20.00	\$400.00
Total Method #2 Bid					\$49,484.50		\$53,479.00

**RESOLUTION SETTING A RETURN DATE AND
AUTHORIZING THE ISSUANCE OF A SUMMONS FOR AN
ALCOHOL LICENSE SANCTION HEARING FOR
HRNS V ENTERTAINMENT, LLC, d/b/a ADIKTION,
EDGARDO GARRIDO, AGENT,
1310 CRANSTON ROAD, БЕLOIT, WI 53511**

WHEREAS, the City of Beloit Alcohol Beverage License Control and Advisory Committee at its meeting on August 11, 2015 recommended that the alcohol beverage license issued to HRNS V ENTERTAINMENT, LLC, d/b/a ADIKTION, Edgardo Garrido, Agent, be revoked; and

WHEREAS, City Ordinance 31.01 adopts Wisconsin State Statutes 125.12(1) -(3m) which, among other things, requires that the City Council shall issue a summons signed by the City Clerk upon the filing of a complaint seeking revocation or suspension of a license; and

WHEREAS, such a complaint has been duly presented to the City Council; and

WHEREAS, the City Council is desirous of setting a return date and a hearing date on said matter at 7:00 p.m., on the 28th day of September, 2015, at the Forum in City Hall.

BE IT RESOLVED, that the City Clerk is hereby directed to sign a summons, said summons being hereby issued by the City Council for a hearing date of 7:00 p.m., on the 28th day of September, 2015, at the Forum in City Hall.

Dated this 21st day of September, 2015.

BELOIT CITY COUNCIL:

By:

_____ **Charles M. Haynes, President**

ATTEST:

Lorena Rae Stottler
City Clerk
City of Beloit, Wisconsin

IN THE MATTER OF THE
SUSPENSION OR REVOCATION
OF THE ALCOHOL BEVERAGE
LICENSE OF
HRNS V ENTERTAINMENT, LLC
d/b/a ADIKTION
EDGARDO GARRIDO, AGENT
1310 CRANSTON ROAD
BELOIT, WI 53511

SUMMONS

THE CITY OF БЕЛОIT TO:

HRNS V ENTERTAINMENT, LLC
d/b/a ADIKTION
EDGARDO GARRIDO, AGENT
1310 CRANSTON ROAD
BELOIT, WI 53511

You are hereby summoned and required to appear before the City Council for the City of Beloit, Rock County, Wisconsin on the **September 28, 2015 at 7:00 p.m.** in the Forum, City Hall, 100 State Street, Beloit, Wisconsin regarding the attached Complaint.

The hearing will be held in accordance with the provisions of Section 31.01 of the Beloit Code of General Ordinances, which adopts by reference Section 125.12 of the Wisconsin Statutes.

At said hearing, you will be expected to be present to admit or deny the allegations of the Complaint. If you do not appear, the allegations of the Complaint shall be taken as true, and should the City Council deem said allegations sufficient, your license shall be revoked. Should you appear and deny the Complaint, the City Council will proceed to a hearing at said time and you will be required to show cause as to why the relief requested in the Complaint should not be granted.

You are further notified that the City Council will consider evidence regarding the allegations alleged in the Complaint at said hearing.

You are notified that at said hearing you have the right to be personally present and represented by counsel. You will have the right to confront any sworn witnesses under oath who support the aforementioned charges. You will have the right to present evidence on your own behalf by witnesses that you choose to present under oath. If you desire, you may have subpoenas issued requiring the attendance of witnesses on your behalf.

The hearing will be recorded. You have the right to have a verbatim record of the hearing proceeding made at your own expense. Should you desire a stenographic transcript, you have the right to have a stenographer present, but the arrangement and expenses, therefore, shall be your responsibility.

Dated this 21st day of September, 2015.

Lorena Rae Stottler
City of Beloit City Clerk

ORDINANCE NO. _____

AN ORDINANCE TO CREATE SECTION 16.08(3)(b)3 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT PERTAINING TO SMOKING OUTSIDE CITY-OWNED BUILDINGS.

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

Section 1. Section 16.08(3)(b)3 of the Code of General Ordinances of the City of Beloit is hereby created to read as follows:

“3. Within 30 feet of any entrance of a city-owned building.”

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

Adopted this 21st day of September, 2015.

BELOIT CITY COUNCIL

By: _____
Charles M. Haynes, President

ATTEST:

By: _____
Lorena Rae Stottler, City Clerk

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



CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: An Ordinance to Create Section 16.08(3)(b)3 of the Code of General Ordinances of the City of Beloit Pertaining to Smoking Outside City-Owned Buildings

Date: September 8, 2015

Presenter: Elizabeth A. Krueger

Department:

Attorney

Overview/Background Information:

The Beloit Public Library approved the attached resolution requesting the City of Beloit to amend its smoking regulatory ordinance to prohibit smoking within 30 feet of the Library's entrances. Staff proposes expanding on the Library's request to include the areas around entrances for all city-owned property.

Key Issues:

1. In 2007, the City of Beloit was one of a number of municipalities to adopt a smoking regulatory ordinance, part of which prohibited smoking within 15 feet from the entrances of buildings.
 2. In 2010, the State of Wisconsin enacted a statewide regulation prohibiting smoking in all public places and places of employment.
 3. The 2010 legislation limited the ability for a municipality to regulate outdoor smoking with the exception of public property.
 4. The proposed ordinance prohibits smoking within 30 feet from the entrances for city-owned buildings.
-

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

Approval of this Agreement would conform with Goal #1's stated purpose of developing a high quality community through the responsible stewardship and enhancement of City resources.

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

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

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

Action required/Recommendation:

Approval of the ordinance

Fiscal Note/Budget Impact:

The proposed ordinance is not expected to have any additional financial impact.

Attachments:

Proposed Ordinance

Resolution from Library Board requesting ordinance amendment

**BELOIT PUBLIC LIBRARY
BOARD OF TRUSTEES**

**RESOLUTION ON
2015 MUNICIPAL ORDINANCE CHANGE
REQUEST SECTION 16.08**

WHEREAS, the **Beloit Public Library Board of Trustees** administers the municipal public library, organized and existing under and by virtue of Wisconsin State Statute 43.52, and

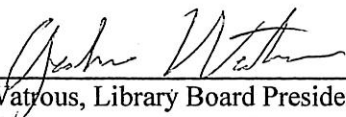
WHEREAS, the **Beloit Public Library** serves all citizens regardless of race, age, ethnicity, creed, ability, sexual orientation, gender identity, or socio-economic status, and

WHEREAS, the **Beloit Public Library** recognizes the City of Beloit Strategic Goal to proactively partner with individuals and businesses to promote a safe and healthy community, minimize personal injury, and prevent loss, and


WHEREAS, the **Beloit Public Library** strives to provide a safe and inviting facility for all to attend free of hazards and harmful materials including second hand smoke.

NOW THEREFORE BE IT RESOLVED that the Beloit Public Library Board of Trustees approves staff moving forward with a request for a City of Beloit municipal ordinance change prohibiting smoking within 30' of the entrance to the Beloit Public Library, 605 Eclipse Blvd. and authorizes the Library Director to present this request to the City Council for and on behalf of the Beloit Public Library.

DULY ADOPTED by the Board of Trustees of the Beloit Public Library at its regularly scheduled meeting held on the 17th day of June, 2015, at which meeting a quorum was present.



John Watrous, Library Board President



Date

September 21, 2015

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

The undersigned Charles Haynes, 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 September 14, 2015:

Charles Haynes, President
Beloit City Council

Appointments

Park, Recreation & Conservation Advisory Commission

Incumbent **Carl Lange** to a term ending September 30, 2018

Incumbent **Carol Mankiewicz** to a term ending September 30, 2018

Incumbent **Anthony Stewart** to a term ending September 30, 2018

Ex Officio member **Laurie Endres**, 1721 Morgan Terrace (replacing Mark Smullen) as
Beloit School District's Representative for the 2015-2016 school year

Traffic Review Committee

Thomas H. Nee, 2362 Granite Terrace (replacing Randy Cole) to a term ending September
30, 2017

Robert C. Norder, 220 W. Grand Ave., Apt. #104 (replacing Jason Dowd) to a term ending
September 30, 2016

Incumbent **Mike Ramsden** to a term ending September 30, 2017

PLEASE ANNOUNCE THE FOLLOWING VACANCIES

Alcohol Beverage License Control Committee (2 vacancies for residents)

Appointment Review Committee (1 vacancy for resident)

Board of Appeals (2 vacancies for [Alternate] residents)

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)

Business Improvement District (Downtown Beloit Association) (1 vacancy for Beloit College
Rep)

Community Development Authority (1 vacancy for resident)

Equal Opportunities Commission (2 vacancies for residents)

Landmarks Commission (2 vacancies for residents)

Municipal Golf Committee (1 vacancy for resident)

Park, Recreation & Conservation Advisory Commission (1 vacancy for Youth Representative)

**RESOLUTION SUPPORTING THE EXPANSION OF
THE RIVERSIDE ENERGY CENTER
LOCATED IN THE TOWN OF BELOIT**

WHEREAS, Wisconsin Power and Light Company (WP&L), a subsidiary of Alliant Energy Corporation, has significant power generation assets and supportive energy infrastructure throughout Rock County; and

WHEREAS, since the mid-1950's WP&L has produced power from its Town of Beloit campus, which is anchored by the Riverside Energy Center; and

WHEREAS, critical economic and environmental considerations necessitate the need for WP&L to generate additional power from more energy efficient, cost-effective and environmentally-friendly sources; and

WHEREAS, after a comprehensive analysis of its Wisconsin service territory options, WP&L has chosen to invest and expand its Riverside Energy Center, and has filed the appropriate Public Service Commission of Wisconsin Certificate of Public Convenience and Necessity to construct an approximate 650 megawatt combined cycle, natural gas power plant; and

WHEREAS, the proposed project would provide a significant source of new revenue to Rock County and the Town of Beloit from the Riverside Energy Center's gross receipts tax payments; and

WHEREAS, the project's estimated \$750 million cost will create a positive impact on the local economy, including the creation of 200-300 construction jobs over a two-year period; and

WHEREAS, the proposed project will provide long-term reliable, efficient, and environmentally sound source of energy to Beloit residents, businesses, and industry.

NOW, THEREFORE, BE IT RESOLVED, that the Beloit City Council of the City of Beloit submits its unanimous and unwavering support for the application by WP&L for a Certificate of Public Convenience and Necessity before the Public Service Commission of Wisconsin to build a natural gas-fired, combined cycle power plant in the Town of Beloit.

Adopted this 21st day of September, 2015.

Charles M. Haynes, Council President

ATTEST:

Lorena Rae Stottler, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Resolution supporting the expansion of the Riverside Energy Center located in the Town of Beloit

Date: 9/21/15

Presenter(s): Andrew Janke

Department(s): Economic Development

Overview/Background Information: Since the mid-1950's, Wisconsin Power and Light Company (WP&L), a subsidiary of Alliant Energy Corporation, has been generating power from its Town of Beloit campus. The campus, which was originally fueled by coal, has since been 100% converted over to natural gas. Today, the Riverside Energy Center serves as one of WP&L's natural gas generation portfolio anchors.

Due to increasing economic and environmental considerations, WPL must continually invest in energy-efficient, cost-effective and environmentally-friendly power generation sources. In response to these demands, WPL conducted a comprehensive analysis of its Wisconsin service territory options and concluded that expanding the Riverside Energy Center presented the optimal choice. In addition to leveraging its existing onsite assets, the Town of Beloit's location affords WP&L with a turnkey energy infrastructure. Plus, WP&L already has an existing and sizable land holding that would accommodate the expansion; thereby reducing the need to acquire prime farmland.

Therefore, this past spring, WP&L filed its Certificate of Public Convenience and Necessity with the Public Service Commission of Wisconsin (PSC) to construct a 650 megawatt (+/-), combined-cycle natural gas power plant. With an estimated project investment of \$750 million dollars, this new plant - projected to be operational in 2019 - will supply the power needs of business, industries and up to 500,00 residential homes.

This advanced technology project will also integrate a solar energy component that will allow Alliant to expand its renewable energy portfolio.

In addition to addressing WP&L's power reliability, efficiency and environmental standards, this new power plant also provides a significant economic development boost. From an employment perspective, an average of 200-300 jobs will be directly supported by this project during its two-year plus construction period. The project will also provide a direct financial benefit to both Rock County and the Town of Beloit by providing significant new sources of revenue.

Energy generation operates within a highly competitive and regulated environment, involving layers of state and federal requirements. As such, the approval processes for power plants and their related infrastructure support networks are extremely detailed and not without controversy. By approving this resolution, the Beloit City Council will be indicating its support for this significant economic development infrastructure project that will greatly benefit the entire region.

Key Issues (maximum of 5):

1. The Town of Beloit approved a similar resolution at its September 8th meeting.
2. Rock County approved a similar resolution at its September 10th meeting.
3. The City of Janesville approved a similar resolution at its September 14th meeting.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.): This economic development project clearly supports Goal # 2 since it will result in the retention and creation of jobs including construction jobs. The project also supports Goal # 4 as it will stimulate regional prosperity.

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**
The proposed electricity generation facility will utilize a combined-cycle, natural gas-fueled system which is a more environmentally responsible source of energy than others such as coal. Also, the facilities operations will be powered in part by a solar energy installation.
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature**
N/A

- **Reduce dependence on activities that harm life sustaining eco-systems**

The proposed development will not impact wetlands or sensitive wildlife.

- **Meet the hierarchy of present and future human needs fairly and efficiently**

The project will provide reliable, cost-effective electrical energy to residents, businesses, and industry throughout the entire region.

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

Action required/Recommendation: Staff recommends approval of the resolution.

Fiscal Note/Budget Impact: This resolution has no direct impact on the City of Beloit in and by itself.

RESOLUTION
AUTHORIZING THE CITY MANAGER TO ACQUIRE 846 HARRISON AVENUE
FROM THE ROCK COUNTY TREASURER

WHEREAS, the City Council has established a strategic goal to promote a high quality community through historic preservation, community revitalization, and successful new development; and

WHEREAS, Rock County has taken numerous properties through court action on September 9, 2015, and the Rock County properties are offered for sale to the City of Beloit; and

NOW THEREFORE, the City Council of the City of Beloit hereby resolves that, contingent upon Rock County successfully obtaining fee title to this property through the tax foreclosure process, the City Manager be, and is hereby, authorized to purchase 846 Harrison Avenue from Rock County on behalf of the City of Beloit for a price to be determined by the Rock County Treasurer through the tax foreclosure process.

BE IT FURTHER RESOLVED, that the City Manager be, and is hereby, authorized to negotiate terms and authorize the sale of this property for the purpose of improving City of Beloit neighborhoods.

AND IT IS FURTHER RESOLVED, that the estimated amount of \$9,671.78 be and hereby is, funded as follows:

P2967520-5510-2015	Land Acquisition	\$9,671.78
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Adopted this 21th day of September, 2015.

BELOIT CITY COUNCIL

Charles M. Haynes, President

ATTEST:

Lorena Rae Stottler, City Clerk



CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Purchase of 846 Harrison Avenue from the Rock County Tax Foreclosure Proceedings

Date: September 21, 2015

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

On January 21, 2003, the Beloit City Council adopted a policy which directed the Community Development Department to work with the Rock County Treasurer to identify properties that are available through tax foreclosure and could be acquired for resale.

Key Issues (maximum of 5):

1. Exhibit A identifies all of the properties being acquired by Rock County through the Tax Foreclosure process. The exhibit lists the existing land use, taxes, special assessments, interest and expenses that the City would have to pay Rock County to acquire these properties.
 2. Staff has identified one property for purchase and demolition. Similar to the last four years, the City does not have enough money in the property acquisition account to purchase all of the properties going into foreclosure. Given the limited budget, we are focusing our resources on houses that are dilapidated and houses located within the Near Westside target area. Our recommendation is to give the private sector the opportunity to purchase the properties that have rehab potential.
 3. There are no houses on the list which are located in the Near Westside target area and 846 Harrison Avenue is the only property we feel should be purchased by the City for demolition. Once the house is demolished, we will make the vacant land available for sale.
-

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

- Consideration of this request supports Strategic Goal #4. By purchasing this property, the City will be removing sub-standard housing from the market. The end result will be a vacant lot which may become part of an expanded yard or the location of a new house.
-

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

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

- **Reduce dependence on activities that harm life sustaining eco-systems** – Not Applicable
- **Meet the hierarchy of present and future human needs fairly and efficiently** – The purchase of this house will mitigate any negative impact on that neighborhood as a result of the foreclosure process.

Action required/Recommendation:

Approve the resolution authorizing the City Manager to acquire and sell the foreclosed property and to handle the negotiation and sale of the property.

Fiscal Note/Budget Impact:

Funds have been budgeted annually, with \$150,000 budgeted in 2015 for this housing program. As of August 31, 2015, approximately \$79,000 remains to cover the cost of acquisition for this property.

Attachments:

Resolution and Exhibit A

Exhibit A
Properties Available Through Tax Foreclosure Sale

Property Recommended for Purchase

Address	Land Use	County			Special Assessments		Estimated Expenses	Total
	(Lot Size)	Taxes	Interest	Penalty	Assessment	Interest		
846 Harrison Ave	Single Family (40'x90')	\$4,940.58	\$1,881.69	\$176.59	\$1,819.74	\$353.18	\$500.00	\$9,671.78
Total		\$4,940.58	\$1,881.69	\$176.59	\$1,819.74	\$353.18	\$500.00	\$9,671.78

All Other Properties Not Recommended for Purchase

Address	Land Use	County			Special Assessments		Estimated Expenses	Total Cost
	(Lot Size)	Taxes	Interest	Penalty	Assessment	Interest		
1824 Fayette Ave	Single Family (60'x96')	\$3,925.36	\$1,535.72	\$101.12	\$1,016.29	\$202.24	\$500.00	\$7,280.73
1426 Randall St	Single Family (53'x110')	\$2,507.61	\$986.53	\$248.17	\$1,971.10	\$496.34	\$500.00	\$6,709.75
1515 Randall St	Single Family (50'x120')	\$4,941.85	\$1,893.54	\$174.12	\$1,622.03	\$348.25	\$500.00	\$9,479.79
1563 Copeland Ave	Single Family (50'x98')	\$8,723.63	\$6,845.20	\$1,259.70	\$3,491.93	\$2,519.39	\$500.00	\$23,339.85
1632 Wisconsin Ave	Single Family (41'x120')	\$4,091.22	\$1,564.05	\$355.50	\$2,901.53	\$710.99	\$500.00	\$10,123.29
256 Middle St	Single Family (51'x133')	\$2,693.00	\$1,058.34	\$273.79	\$2,169.89	\$547.58	\$500.00	\$7,242.60
1635 Townline Ave	Single Family (60'x131')	\$5,004.98	\$1,953.92	\$362.46	\$2,753.34	\$724.91	\$500.00	\$11,299.61
1341 Townline Ave	Single Family (75' x 304')	\$7,273.66	\$2,820.05	\$1,393.15	\$9,246.50	\$2,786.30	\$500.00	\$24,019.66
1120 Townline Ave	Single Family (63' x 297')	\$5,124.95	\$2,000.40	\$47.65	\$626.52	\$95.30	\$500.00	\$8,394.82
557 Townline Ave	Single Family (50' x 125')	\$8,331.49	\$3,229.82	\$349.12	\$2,936.19	\$698.25	\$500.00	\$16,044.87
954 Tenth St	Single Family (53'x124')	\$4,342.21	\$1,854.57	\$211.27	\$2,283.58	\$422.53	\$500.00	\$9,614.16
1031 Vine St	Single Family (66'x132')	\$5,025.45	\$1,857.12	\$121.89	\$1,551.08	\$243.77	\$500.00	\$9,299.31

All Other Properties Not Recommended for Purchase

Address	Land Use	County			Special Assessments		Estimated Expenses	Total Cost
	(Lot Size)	Taxes	Interest	Penalty	Assessment	Interest		
1015 Park Ave	Single Family (33'x141')	\$3,543.64	\$1,387.85	\$538.41	\$3,569.45	\$1,076.83	\$500.00	\$10,616.18
1737 Arrowhead Dr	Single Family 17,670 sqft	\$10,937.93	\$4,239.46	\$422.33	\$2,867.12	\$844.65	\$500.00	\$19,811.49
1023 Copeland Ave	Duplex (40' x 1250')	\$3,579.94	\$1,429.49	\$188.43	\$1,752.15	\$376.87	\$500.00	\$7,826.88
2096 Christilla Dr	Vacant Lot 14,370 sqft	\$2,464.65	\$954.73	\$0.00	\$0.00	\$0.00	\$500.00	\$3,919.38
1625 Dewey Ave	Vacant Lot (40'x126')	\$501.65	\$194.33	\$0.00	\$0.00	\$0.00	\$500.00	\$1,195.98
716 Parker Ave	Vacant Lot (66' x 132')	\$2,534.97	\$1,300.63	\$1,240.23	\$11,431.23	\$2,480.45	\$500.00	\$19,487.51
510 Kenwood Ave	Vacant Lot (66'x182')	\$1,844.47	\$893.26	\$1,038.45	\$4,748.39	\$2,076.91	\$500.00	\$11,101.48
320 Euclid Ave	Vacant Lot (33'x132')	\$775.16	\$365.92	\$1,410.99	\$6,512.26	\$2,821.99	\$500.00	\$12,386.32
2605 Colley Rd	Vacant Lot 146,800 sqft	\$5,356.66	\$2,547.86	\$5,640.68	\$27,920.95	\$11,281.36	\$500.00	\$53,247.51
Total		\$93,524.48	\$40,912.79	\$15,377.46	\$91,371.53	\$30,754.91	\$10,500.00	\$282,441.17