



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

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
 - a. Presentation of the Wisconsin Park & Recreation Association 2015 **Silver Star Award** to the Parks & Leisure Services Division for Beloit Dirty Dash (Boysen)
4. PUBLIC HEARINGS
 - a. Proposed Ordinance amending the Future Land Use Map of the City of Beloit **Comprehensive Plan** to change the future land use designation for the property located at 1633 Keeler Avenue from Institutional & Community Services to Mixed Residential. (Christensen) Plan Commission recommendation for denial 6-0. First reading
 - b. Resolution authorizing a **Planned Unit Development (PUD)** - Master Land Use Plan, for property located at 1633 Keeler Avenue (Kolak Education Center) (Christensen) Plan Commission recommendation for denial 6-0.
 - c. Proposed Ordinance amending the **Zoning District Map** 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) Plan Commission recommendation for denial 6-0. First reading
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 November 2, 2015 (Stottler)
- b. Resolution approving a **Class “B” Beer and “Class C” Wine** License for The Noodle Shop, Co.-Colorado, Inc., d/b/a Noodles & Company, located at 2900 Milwaukee Road (Stottler) ABLCC recommendation for approval 5-0.
- c. Resolution approving a **Class “B” Beer and “Class B” Liquor** License for Palermo Enterprise, LLC, 648 Fourth Street (Stottler) ABLCC recommendation for approval 5-0.
- d. Application for a **Conditional Use Permit** to allow a religious institution in an R-1B, Single Family Residential District, for the property located at 1230 House Street (Christensen) Refer to Plan Commission

- e. Resolution authorizing **Final Payment** of Public Works Contract C15-03, Concrete Pavement Repair (Boysen)
- f. Resolution authorizing **Final Payment** of Public Works Contract C15-05, Sealcoating (Boysen)
- g. Resolution authorizing **Final Payment** of Public Works Contract C14-14, Eagles Ridge Pedestrian Path (Boysen)

7. ORDINANCES

- a. Proposed Ordinance to amend section 15.06(3)(a) & (b) of the Code of General Ordinances for the City of Beloit relating to **Alcohol Possession and Consumption**, but not sale, of fermented malt beverages or wine (Krueger) Second Reading

8. APPOINTMENTS

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

10. CITY MANAGER'S PRESENTATION

- a. **Library Play & Read Grant** received from Department of Public Instruction (Dimassis/Schomber)

11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Resolution **approving City Policy** for Grant Application, Notification and Evaluation (Liggett)
- b. Resolution authorizing Application and Acceptance of a **Community Grant** from the Walmart Foundation for "Shop with a Hero" Program and Amending the 2015 General Fund Operating Budget for this Grant Program (Liggett)
- c. Resolution **Amending the 2015 Capital Improvement Budget** for the Purchase of Self Contained Breathing Apparatus Equipment for Technical Rescue (Liggett)

12. ADJOURNMENT

** Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

Dated: November 11, 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.

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Presentation of the WPRA 2015 Silver Star Award to the Parks & Leisure Services Division.

Date: November 16, 2015

Presenter(s): Greg Boysen, PW Director

Department(s): Public Works

Overview/Background Information:

Winners of the Wisconsin Parks & Recreation Association (WPRA) Silver Star Award are selected each year by a distinguished panel of recreation professionals who have expertise in the field of recreation services delivery. Winners of this award are judged on and must meet five (5) criteria that are essential to having a successful recreation program; goals & objectives, participation, operational efficiency, creativity & innovation, and marketing. There are four (4) separate categories for Silver Star Awards, including Youth Programming, Adult/Older Adult Programming, Special Events, and Creative Service Delivery/Marketing.

Over the years, the City of Beloit has won numerous Silver Star Awards in each one of these distinguished categories, and this year is awarded the Silver Star for Special Community Events through their initial program offering of "the Dirty Dash".

Key Issues (maximum of 5):

- 1.) First initial offering of a new program designed to promote healthy activity for youth (ages 5-18).
- 2.) Partner with local business that provided sponsorship funding and/or in-kind services which reduced the expense in the delivery of this new program.
- 3.) Accommodated 342 registered participants in the first initial year of offering this new special event.
- 4.) Provided greater exposure to Big Hill Park and the new Big Hill Center.
- 5.) In surveying our participants, a large majority (90%) indicated they want this program offered again next year, as well as countless requests from parents and spectators of our participants that are interested in a similar event that would include their participation.

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

Conforms to Strategic Plan as identified in Goal 3, 4, and 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 - NA
- Reduce dependence on chemicals and other manufacturing substances that accumulate in nature - NA
- Reduce dependence on activities that harm life sustaining eco-systems - NA
- Meet the hierarchy of present and future human needs fairly and efficiently - Yes

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:

Presentation of the Award and recognition to the Parks & Recreation staff that organized and coordinated this special event: Sonya Baden, Recreation Coordinator; Spencer Waite, Recreation Supervisory; and Mark Edwards, Park Supervisor.

Fiscal Note/Budget Impact: NA

ORDINANCE NO. _____

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

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

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

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

LOTS 1 TO 19 INCL & L 20 EX E 20 FT WOODBURY'S ADD. ALSO, PARTRIDGE AVE VAC FROM KEELER TO CARNEGIE ALSO PARCEL OF LAND LYING N OF LOTS 14 - 20 & E OF PARTRIDGE VACATED & WEST OF 1253-1965 ROOSEVELT FIELD, ALL SITUATED IN THE CITY OF БЕЛОIT, COUNTY OF ROCK, STATE OF WISCONSIN (ALSO KNOWN AS 1633 KEELER AVENUE, PARCEL NUMBER 12531960).

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

Adopted this _____ day of _____, 2015.

City Council of the City of Beloit

Charles M. Haynes, Council President

Attest:

Lorena Rae Stottler, City Clerk

Published this _____ day of _____, 2015.

Effective this _____ day of _____, 2015.

01-611100-5231-_____

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Proposed Comprehensive Plan Amendment

Date: November 16, 2015

Presenter(s): Julie Christensen

Department(s): Community Development

Overview/Background Information:

Commonwealth Development has submitted an application requesting an amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan.

Key Issues:

- The applicant is requesting the following amendment to the Future Land Use Map:
 - 1633 Keeler Avenue (Kolak Education Center) – From Institutional & Community Services to Mixed Residential.
- The applicant has made an accepted offer to purchase the subject property from the School District of Beloit.
- The applicant has proposed the adaptive reuse/redevelopment of the subject property into a multifamily residential community with up to 40 dwelling units.
- The proposed Plan amendment is related to the applicant's concurrent request to rezone the subject property from PLI, Public Lands & Institutions District to PUD, Planned Unit Development District.
- An existing Land Use Map and the current Future Land Use Map are attached to this report.
- The attached Staff Report to the Plan Commission includes a discussion of land use context, as well as the public participation involved in this request. The neighborhood's petition in opposition is attached to the rezoning report.
- According to the Comprehensive Plan, the subject property is designated for Institutional & Community Services, a recommendation which is "designed to facilitate large-scale public buildings, schools, religious institutions, etc."
- Planning staff supports the creation of additional multi-family developments in the City when compatible with existing and/or proposed land uses and supported by existing and/or planned infrastructure, but the proposed Plan amendment does not pass these tests.
- The proposed amendment to the Future Land Use Map would dramatically change the character of the established immediate neighborhood. The subject property has always been a supportive institutional presence, first as a school and later as an administrative office that offers employment opportunities and operational hours that are compatible with the surrounding single-family districts. In addition, the management of the site has always been accountable to the public and surrounding residents, thanks to elected members of the School Board retaining oversight. The proposed amendment (and corresponding PUD) would change the character of the neighborhood by altering a century-old land use, eliminating public open space, and increasing daily traffic counts by 50-100% on local streets that are ill-equipped to absorb additional traffic.
- The Plan Commission held a public hearing to consider the requested amendments on October 7, 2015 and voted unanimously (6-0) to recommend denial of the requested amendment. Their Resolution is attached.

Conformance to Strategic Plan:

- Consideration of this request supports Strategic Goal #5.

Sustainability:

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

Action required/Recommendation:

- City Council consideration and 1st reading of the proposed Ordinance

Fiscal Note/Budget Impact: N/A

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

**RESOLUTION
RECOMMENDING DENIAL OF AN AMENDMENT TO THE
CITY OF БЕЛОIT COMPREHENSIVE PLAN**

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

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

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

WHEREAS, “amendments” are generally defined as minor changes to the Plan’s maps or text; and

WHEREAS, frequent amendments only to accommodate specific development proposals such as the applicant’s request should be avoided, or else the Plan will become meaningless; and

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

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

1633 Keeler Avenue (Kolak Education Center) – From Institutional & Community Services to Mixed Residential.

Adopted this 7th day of October, 2015.



James Faragher, Plan Commission Chairman

ATTEST:



Julie Christensen,
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: October 7, 2015

Agenda Item: 5

File Number: RPB-2015-09

Request Overview/Background Information:

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

The Beloit City Council approved the City's Comprehensive Plan in March 2008 after an extensive public participation program. All land use decisions made by the City of Beloit, including any actions regarding official mapping, local subdivision regulation, and zoning regulations, must be consistent with the plan. The Beloit City Council established a process for amendments (minor changes) to the Comprehensive Plan on February 1, 2010. The Plan Commission's recommendation to approve or deny will be forwarded to the City Council for consideration on November 16, 2015.

Key Issues:

- The applicant is requesting the following amendment to the Future Land Use Map:
 - 1633 Keeler Avenue (Kolak Education Center) – From Institutional & Community Services to Mixed Residential.
- The applicant has made an accepted offer to purchase the subject property from the School District of Beloit.
- The applicant has proposed the adaptive reuse/redevelopment of the subject property into a multifamily residential community with up to 40 dwelling units.
- The proposed Plan amendment is related to the applicant's concurrent request to rezone the subject property from PLI, Public Lands & Institutions District to PUD, Planned Unit Development District.
- **Maps – Existing & Future Land Use**
 - An *Existing Land Use Map* is attached, which shows the surrounding uses with a color coded legend.
 - The *Future Land Use Map* is attached, which is the adopted map that guides zoning decisions.
- **Land Use Context**
 - The subject property was constructed (circa 1919) as Roosevelt Jr. High School, which operated until 1980. In 1982, the School District renovated the school building into the district's administrative offices. The offices were renamed the Kolak Center in 1997. Approximately 55 administrative employees work in the Kolak Center on a given weekday.
 - With at least half of the 6-acre site unimproved, the subject property has historically served as the neighborhood's open space. There is a City-owned baseball field (park) to the east of the subject property, and the parkland backs up to the railroad tracks. The Turtle Creek Floodplain Greenway lies on the opposite side of the railroad tracks and creek.
 - As shown on the attached map, the predominant surrounding land use is single-family residential with a detached garage. The majority of the neighborhood homes were constructed from 1905 to 1930, when this neighborhood (and all of Beloit) experienced rapid growth. The majority of homes are owner-occupied, although that percentage decreases noticeably from the east end of the immediate neighborhood (Evergreen) to the west end (Prairie Avenue). There are a few duplexes in the immediate area as well, although the neighborhood was downzoned to single-family residential in 1999.
 - The subject property is 1-2 blocks from the closest arterial streets (White Avenue & Prairie Avenue), so all traffic to/from the site must utilize the connecting local streets (i.e. La Salle, Hinsdale, Eaton, Partridge, Central, & Keeler). Due to the adjacent greenway, the lack of through traffic, and surrounding single-family uses, the neighborhood has a distinct "edge-of-town" or "hidden" character that is important to the existing homeowners.
- **Public Participation**
 - Public input and support is a critical component of Comprehensive Planning. During the applicant's neighborhood meeting on August 25th and the Plan Commission workshop on September 23rd, the residents of the neighborhood expressed vehement and unanimous opposition to the proposed Plan amendment.
 - Planning staff is also concerned about setting a bad precedent. According to the Plan itself, "frequent

amendments only to accommodate specific development proposals should be avoided, or else the Plan will become meaningless.” Particularly in light of the neighborhood opposition, amending the Plan to accommodate a specific development proposal is not advisable public policy.

- The applicant has argued that the City needs to increase, diversify, & modernize our housing stock to attract & retain young professionals. Planning staff agrees, but numerous public & private efforts are underway to achieve that goal in other areas of the City, and the existence of that shared goal should not override the voices of those already residing in our diverse central City neighborhoods.

▪ **Land Use Analysis – Proposed Mixed Residential Use**

- According to the Comprehensive Plan, the subject property is designated for Institutional & Community Services, a recommendation which is “designed to facilitate large-scale public buildings, schools, religious institutions, etc.”
- The Mixed Residential land use category “is intended for a variety of residential units focused on multiple family housing, usually developed at densities that exceed six units per acre and served by public sanitary sewer and water systems.” Within this recommendation, the plan encourages “multiple-family residential building sizes of between 8 and 32 units.” The surrounding blocks average 6 units per acre.
- Planning staff supports the creation of additional multi-family developments in the City when compatible with existing and/or proposed land uses and supported by existing and/or planned infrastructure, but the proposed Plan amendment does not pass these tests.
- The proposed amendment to the Future Land Use Map would dramatically change the character of the established immediate neighborhood. The subject property has always been a supportive institutional presence, first as a school and later as an administrative office that offers employment opportunities and operational hours that are compatible with the surrounding single-family districts. In addition, the management of the site has always been accountable to the public and surrounding residents, thanks to elected members of the School Board retaining oversight.
- The proposed amendment (and corresponding Planned Unit Development) would change the character of the neighborhood by altering a century-old land use, eliminating public open space, and increasing daily traffic counts by 50-100% on local streets that are ill-equipped to absorb additional traffic.

Consistency with Comprehensive Plan and Strategic Plan:

- The City’s compliance with the Comprehensive Planning law’s consistency requirement is the impetus for this request.
- Consideration of this request supports Strategic Goal #5.

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

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

Staff Recommendation:

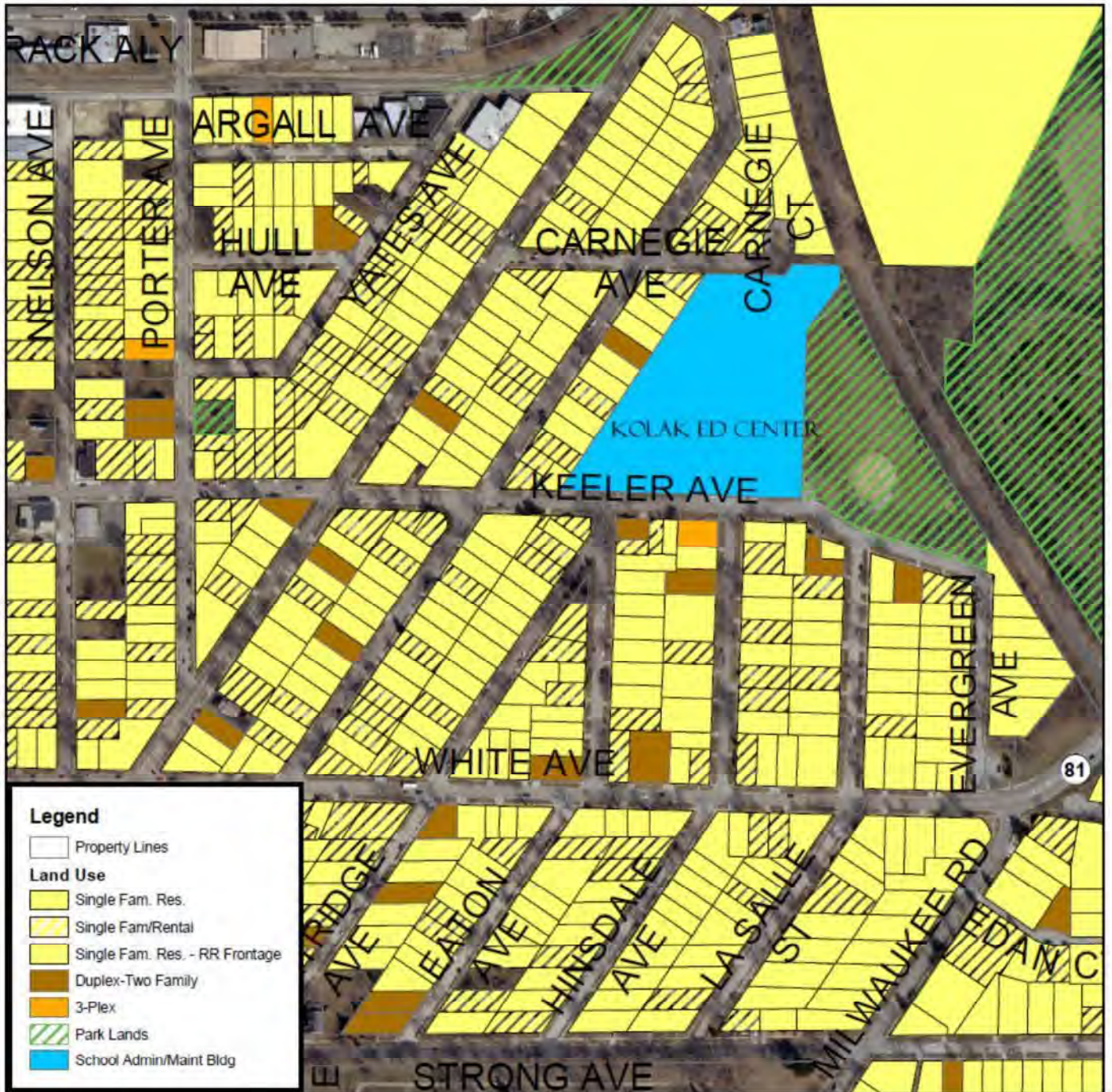
The Planning & Building Services Division recommends **denial** of the following proposed amendment to the Future Land Use Map (Map 10) of the City’s Comprehensive Plan:

- 1633 Keeler Avenue (Kolak Education Center) – From Institutional & Community Services to Mixed Residential.

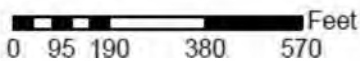
Fiscal Note/Budget Impact: If approved, the proposed Plan amendment would allow the applicant’s development to move forward, which would make the subject property taxable for the first time. However, the true fiscal impact is more difficult to determine due to additional costs associated with infrastructure wear & tear, and protective services.

Attachments: Existing Land Use Map, Future Land Use Map, Proposed PUD, Public Notice, Mailing List, and Resolution.

Kolak Area Land Use Map



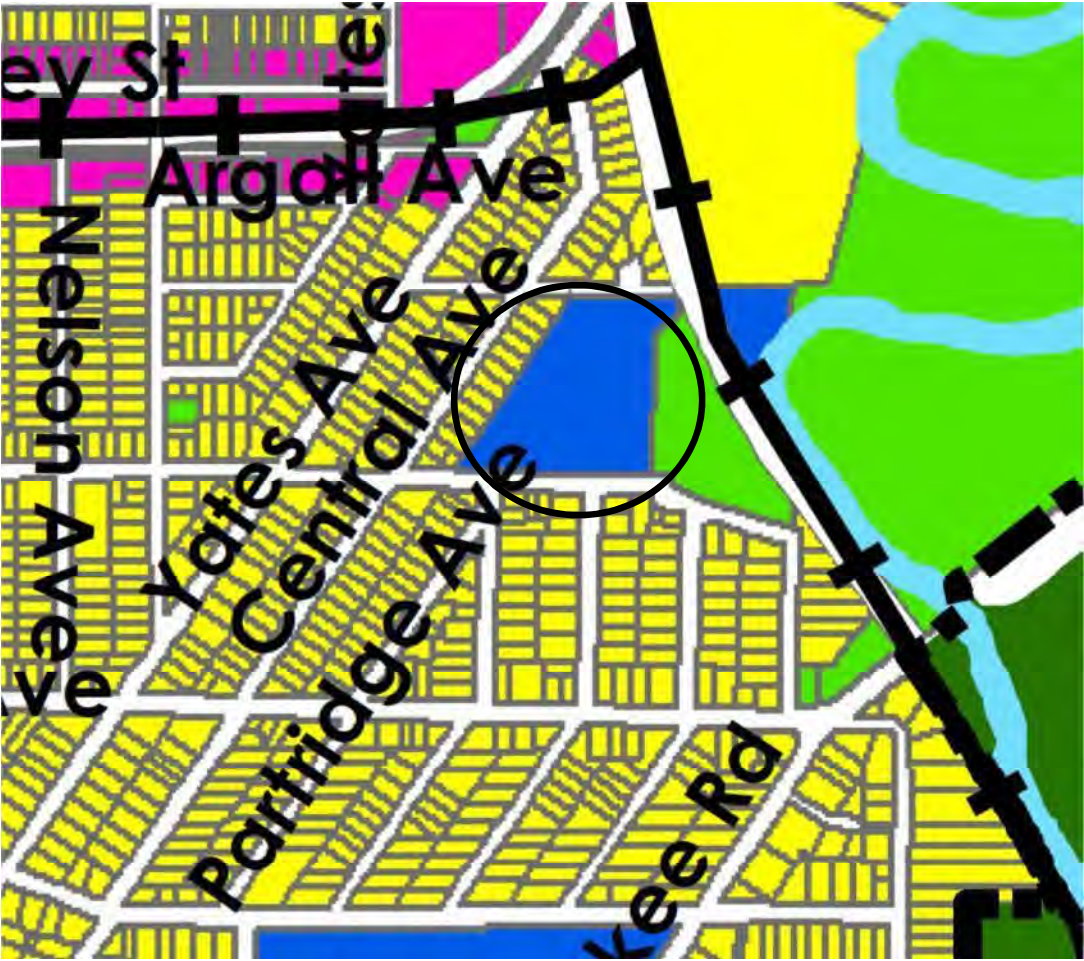
1 inch = 357 feet



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

PLANNING & BUILDING SERVICES DIVISION

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





HA DESIGN, LLC
 1000 W. 10TH ST.
 SUITE 100
 MILWAUKEE, WI 53233-1000
 TEL: 414.381.1000
 FAX: 414.381.1001
 WWW.HADDESIGN.COM

COMMONWEALTH
 CONSTRUCTION CORPORATION
 1000 W. 10TH ST.
 SUITE 100
 MILWAUKEE, WI 53233-1000
 TEL: 414.381.1000
 FAX: 414.381.1001
 WWW.COMMONWEALTHCONSTRUCTION.COM



PRELIMINARY
 NEW BUILDING & REMODELING FOR
ROOSEVELT ELEMENTARY SCHOOL
 1000 W. KEELER AVE.
 BELLEVILLE, WI 53511

**PRELIMINARY
 SITE PLAN**

DATE: 12/15/21
 SHEET: 1 OF 1
C1.0



August 19, 2015

City of Beloit
Mr. Drew Pennington
100 State Street
Beloit, WI 53511

Dear Mr. Pennington,

Commonwealth Development is requesting to rezone the historic Roosevelt School otherwise known as the Kolak Education Center. The property is currently zoned as PL1 Public Lands and Institutions District. Our adaptive reuse plan calls for the conversion of the historic school into 33 apartment units with an additional 27 new construction units on the balance of the site. The buildings will include common area amenities such as a community room, fitness center, and property management office. In order to accommodate our development proposal, we are requesting for the parcel to be rezoned as R-3 Low Density Multifamily Residential District. Located next to Turtle Creek and surrounded by residential neighborhoods the location will provide a serene location for our residents to enjoy. The rezoning of this site, as R-3, will keep the land uses consistent in the area.

We are excited for the opportunity to preserve the historic Roosevelt Junior High School that served the community from 1921 until 1980 when it was renovated as the Kolak Education Center to house the school district's administration offices. This building holds an important place in Beloit's history and our development will restore the original architectural details. Over the years, many of Beloit's residents have walked the halls as either students or district employees, and we are eager to ensure the halls can be enjoyed by citizens in future years. We look forward to working with the community to ensure that Beloit's residents have access to high-quality housing and can enjoy this historic building for years to come.

Sincerely,

Kevin McDonell
Vice President of Development

54 East First Street · Fond du Lac, WI 54935 · (920) 922-8170 · Fax: (920) 922-8171

www.commonwealthco.net



NOTICE TO THE PUBLIC

September 23, 2015

To Whom It May Concern:

Commonwealth Development has submitted an application requesting the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1633 Keeler Avenue – From Institutional & Community Services to Mixed Residential.

The applicant has made an accepted offer to purchase the subject property, which currently serves as the Kolak Education Center, from the School District of Beloit. The applicant has proposed the adaptive reuse/redevelopment of the subject property into a multifamily residential community with up to 40 dwelling units. The proposed map amendment is related to the applicant's concurrent request to rezone the subject property from PLI, Public Lands & Institutions District to PUD, Planned Unit Development District.

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

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

City Plan Commission: Wednesday, October 7, 2015, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council (Public Hearing): Monday, November 16, 2015, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE MEETINGS.

We are interested in your opinion.

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

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

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

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

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

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

Frank Management Inc.
2501 Morse Street
Janesville, WI 53545

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

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

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

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

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

Nick Dimassis
Beloit Public Library Director

RESOLUTION
AUTHORIZING A PLANNED UNIT DEVELOPMENT (PUD) MASTER
LAND USE PLAN FOR THE PROPERTY LOCATED AT 1633 KEELER AVENUE

WHEREAS, the application of Commonwealth Development for approval of a Planned Unit Development (PUD) - Master Land Use Plan for the property located at 1633 Keeler Avenue, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT, the City Council of the City of Beloit, Rock County, Wisconsin does hereby approve the attached PUD - Master Land Use Plan for the property located at 1633 Keeler Avenue in the City of Beloit, for the following described premises:

LOTS 1 TO 19 INCL & L 20 EX E 20 FT WOODBURYS ADD. ALSO,
PARTRIDGE AVE VAC FROM KEELER TO CARNEGIE ALSO PARCEL OF
LAND LYING N OF LOTS 14 - 20 & E OF PARTRIDGE VACATED & WEST
OF 1253-1965 ROOSEVELT FIELD, ALL SITUATED IN THE CITY OF
BELOIT, COUNTY OF ROCK, STATE OF WISCONSIN (ALSO KNOWN AS
1633 KEELER AVENUE, PARCEL NUMBER 12531960). SAID PARCEL
CONTAINS 5.7 ACRES, MORE OR LESS.

Adopted this ___ day of _____, 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: Planned Unit Development (PUD) - Master Land Use Plan for the property located at 1633 Keeler Avenue

Date: November 16, 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 made an accepted offer to purchase the subject property from the School District of Beloit.
 - The applicant has proposed the adaptive reuse/redevelopment of the Kolak Center building into 34 housing units, along with the construction of a detached 6-unit townhouse building, for a total of 40 new dwelling units. The proposed PUD – Master Land Use Plan also includes a driveway extension to the townhouse building, elimination of a parking area, relocation of the playground, 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.
 - 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 are being reviewed on the same meeting schedule.
 - The subject property is 1-2 blocks from the closest arterial streets (White & Prairie), so all traffic to/from the site must utilize local streets (i.e. La Salle, Hinsdale, Eaton, Partridge, Central, & Keeler). According to the Institute of Transportation Engineers (ITE) Trip Generation Report (8th Edition), a multifamily residential unit generates an average of 7.5 total trips per day. Therefore, the proposed 40-unit development would generate an average of 300 total trips per weekday, or 50% more than the traffic generated by Kolak. Kolak does not currently generate any significant weekend traffic, whereas the PUD would generate 200 – 300 vehicle trips per weekend day.
 - If approved, the Fire Dept. will require increased water supply along Carnegie and additional hydrants.
 - If approved, the City Engineer will require designated haul routes & bonding to cover damage, Keeler bus lane removal & driveway consolidation, sanitary sewer relocation, and replacement/enhancement of the Carnegie water main from 6 inches to 8 inches to supply adequate pressure for fire protection.
 - The Plan Commission reviewed this item on October 7, 2015 and voted unanimously (6-0) to recommend denial of the PUD - Master Land Use Plan, based upon the standards in Section 2-402(g) of the Zoning Ordinance.
-

Conformance to Strategic Plan:

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

Sustainability:

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

Action required/Recommendation:

- City Council consideration and action on the proposed Resolution
-

Fiscal Note/Budget Impact: N/A

Attachments: Resolution and Staff Report to the Plan Commission

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: October 7, 2015	Agenda Item: 6	File Number: PUD-2015-01
Applicant: Commonwealth Development	Owner: School District of Beloit	Location: 1633 Keeler Avenue
Existing Zoning: PLI, Public Lands & Institutions District	Existing Land Use: School District Office Building	Parcel Size: 5.7 Acres

Request 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:

- The applicant has made an accepted offer to purchase the subject property from the School District of Beloit.
- The applicant has proposed the adaptive reuse/redevelopment of the Kolak Center building into 34 housing units, along with the construction of a detached 6-unit townhouse building, for a total of 40 new dwelling units. The proposed PUD – Master Land Use Plan also includes a driveway extension to the townhouse building, elimination of a parking area, relocation of the playground, 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 are being reviewed on the same meeting schedule.
- **Neighborhood History & Context**
 - The subject building was constructed (circa 1919) as Roosevelt Jr. High School, which operated until 1980. In 1982, the School District renovated the school building into the district's administrative offices.
 - With at least half of the 6-acre site unimproved, the subject property has historically served as the neighborhood's open space. There is a City-owned baseball field (park) to the east of the subject property, and the parkland backs up to the railroad tracks. The Turtle Creek Floodplain Greenway lies on the opposite side of the railroad tracks and creek.
 - As shown on the attached map, the predominant surrounding land use is single-family residential with a detached garage. The majority of the neighborhood homes were constructed from 1905 to 1930, when this neighborhood (and all of Beloit) experienced rapid growth. The majority of homes are owner-occupied, although that percentage decreases noticeably from the east to west. There are a few duplexes in the immediate area, although the neighborhood was downzoned to single-family residential in 2001.
- **Land Use Planning Considerations**
 - According to the Comprehensive Plan, the subject property is designated for Institutional & Community Services, a recommendation which is “designed to facilitate large-scale public buildings, schools, religious institutions, etc.” The proposed PUD – Master Land Use Plan is inconsistent with this recommendation.
 - The Mixed Residential land use category requested by the applicant “is intended for a variety of residential units focused on multiple family housing, usually developed at densities that exceed six units per acre.” The surrounding residential blocks average 6 - 7 units per acre, and the proposed PUD is 7 units per acre.
 - Planning staff supports the creation of additional multi-family developments in the City when compatible with existing and/or proposed land uses and supported by existing and/or planned infrastructure, but the proposed PUD – Master Land Use Plan does not pass these tests.
- **Traffic Considerations & Projections**
 - The subject property is 1-2 blocks from the closest arterial streets (White & Prairie), so all traffic to/from the site must utilize the local streets (i.e. La Salle, Hinsdale, Eaton, Partridge, Central, & Keeler).
 - During the applicant's neighborhood meeting on August 25th and the Plan Commission workshop on September 23rd, the residents of the neighborhood expressed vehement and unanimous opposition to the proposed project, with many neighbors citing increased traffic as their primary concern.

- Existing Kolak Traffic: There are 55 employees that work at the Kolak Center. Assuming each employee drives to/from work and 25 employees leave the office once for lunch and/or meetings each day, the current employee trips are approximately 160. Assuming 20 public visits per day, that brings the total weekday traffic generated by Kolak Center to approximately 200 vehicle trips.
- According to the Institute of Transportation Engineers (ITE) Trip Generation Report (8th Edition), a multifamily residential unit generates an average of 7.5 total trips per day. Therefore, the proposed 40-unit development would generate an average of 300 total trips per weekday, or 50% more than the traffic generated by Kolak. The ITE also provides an estimate for PUD's that include a range of units (including 40) that estimates total weekday trips at 10.775 per unit. Using this estimate, the proposed PUD would generate 431 total trips per weekday, or more than twice the number of trips generated by Kolak.
- Kolak does not currently generate any significant weekend traffic, whereas the proposed PUD would generate 200 – 300 vehicle trips per weekend day.
- The proposed PUD provides adequate off-street parking that complies with the Zoning Ordinance.
- **Public Comments:** The attached Public Notice was sent to property owners within 300 feet of the subject property, along with those who provided contact information at the neighborhood meeting in August and the Plan Commission workshop in September. Dozens of neighbors spoke in opposition to the proposed PUD – Master Land Use Plan at each of the meetings, and staff has been contacted by dozens of residents both in and outside of the neighborhood who oppose the proposed redevelopment.
- **Review Agents Concerns**
 - If approved, the Fire Dept. will require increased water supply along Carnegie and additional hydrants.
 - If approved, the City Engineer will require designated haul routes & bonding to cover damage, Keeler bus lane removal & driveway consolidation, sanitary sewer relocation, and replacement/enhancement of the Carnegie water main from 6 inches to 8 inches to supply adequate pressure for fire protection.
- Section 5-305 of the Zoning Ordinance requires the City Council to establish development standards during the PUD process. If approved, the PUD – Master Land Use Plan would be the conceptual approval of land use, building, and parking locations, with detailed civil site plans to follow for staff review & approval.
- Section 2-402(g) of the Zoning Ordinance allows for the approval of a PUD - if the following criteria can be met:
 - **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable standards, based on the purpose and intent of the Zoning Ordinance.** The proposed PUD – Master Land Use Plan would dramatically change the character of the established immediate neighborhood. The subject property has always been a supportive institutional presence, first as a school and later as an administrative office that offers employment opportunities and operational hours that are compatible with the surrounding single-family district. In addition, the management of the site has always been accountable to the public and surrounding residents, thanks to elected members of the School Board retaining oversight.
 - **The PUD - Master Land Use Plan complies with the standards of Section 5-300.** The PUD - Master Land Use Plan does not comply with the standards of Section 5-301.
 - **Service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed.** See infrastructure comments above, which would be applicant's cost.
 - **The development is consistent with and implements the planning goals and objectives contained in the Comprehensive Plan and other adopted policies and documents.** The proposed PUD is inconsistent with the adopted Future Land Use Map, which recommends continued institutional uses.
 - **The PUD - Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.** The proposed PUD would change the character of the neighborhood by altering a century-old land use, eliminating public open space, and increasing daily traffic counts by 50-100% on local streets that are ill-equipped to absorb additional traffic.

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 **denial** of the proposed PUD – Master Land Use Plan for the Kolak Education Center property located at 1633 Keeler Avenue, based on its inconsistency with the Zoning Ordinance and the City's Comprehensive Plan.

Fiscal Note/Budget Impact: N/A

Attachments: Proposed PUD Plan, Existing Land Use Map, Photos, Application, Public Notice, and Mailing List.

Proposed PUD – Master Land Use Plan



STATE OF WISCONSIN	
PROJECT NAME:	ROOSEVELT ELEMENTARY SCHOOL
LOCATION:	1633 KEELER AVENUE, BELLEVILLE, WI 53511
OWNER:	COMMONWEALTH CONSTRUCTION CORPORATION
DESIGNER:	HAAS DESIGN LLC
DATE:	06/11/2015
SCALE:	AS SHOWN
PROJECT NO.:	15-001
DATE:	06/11/2015
SCALE:	AS SHOWN
PROJECT NO.:	15-001
DATE:	06/11/2015

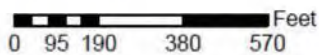
PRELIMINARY
SITE PLAN

<p>AS SHOWN DATE: 06/11/2015 SCALE: AS SHOWN PROJECT NO.: 15-001</p>	<p>PRELIMINARY NEW BUILDING & REMODELING FOR: ROOSEVELT ELEMENTARY SCHOOL 1633 KEELER AVE. BELLEVILLE, WI 53511</p>	 <p>COMMONWEALTH CONSTRUCTION CORPORATION 30 E FIRST STREET, FOND DU LAC, WI 54601 920.825.8170 FAX: 920.825.8171</p>	 <p>HAAS DESIGN LLC 200 West First Street Fond Du Lac, Wisconsin 54601 Lynette@haasdesign.com (920) 822-8171</p>	<p>06/11/2015</p>
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Kolak Area Land Use Map



1 inch = 357 feet



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

PLANNING & BUILDING SERVICES DIVISION



CITY of BELOIT

Planning & Building Services Division

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

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.

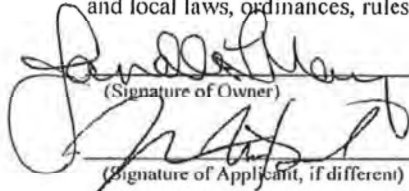
13. Project timetable: Start date: Late Summer 2016 Completion date: Summer 2017

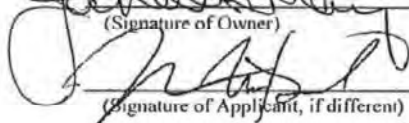
14. I/We) represent that I/we have a vested interest in this property in the following manner:

- () 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)
Donella Marotz
(Print name)
9/8/15
(Date)


(Signature of Applicant, if different)
Kevin McDonnell
(Print name)
9/8/15
(Date)

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

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

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



NOTICE TO THE PUBLIC

September 24, 2015

To Whom It May Concern:

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.

The subject property is the Kolak Education Center parcel, 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. As part of their rezoning request, the applicant has also submitted a PUD – Master Land Use Plan for the subject property. The applicant has proposed the adaptive redevelopment of the Kolak building into 34 housing units, along with a detached 6-unit townhome building, for a total of 40 dwelling units. A copy of the PUD - Master Land Use Plan is attached to this notice. 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, which must be approved before the subject property may be rezoned.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, October 7, 2015, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, November 16, 2015, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins.

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

DOROTHY KITELINGER
1256 HINSDALE AVE
BELOIT, WI 535114712

HOLLY SOMERS
1262 HINSDALE AVE
BELOIT, WI 53511

JANET BECKER
1263 EATON AVE
BELOIT, WI 535114739

JOSE LUIS SANCHEZ
1547 KEELER AVE
BELOIT, WI 53511

MANUEL SILVA SR EDUARDO COBOS
790 MERRILL ST
BELOIT, WI 53511

J ALFREDO GOMEZ ROGRIGUEZ
1630 FAYETTE AVE
BELOIT, WI 53511

STEVEN CHRISTIANSEN
1275 CENTRAL AVE
BELOIT, WI 535114733

GARY NELSON
1271 CENTRAL AVE
BELOIT, WI 53511

MARTIN KITELINGER
1244 HINSDALE AVE
BELOIT, WI 535114712

RICHARD J & JOANN G TANGNEY
1427 CENTRAL AVE
BELOIT, WI 53511

WILLIAM HARRIMAN
1245 HINSDALE AVE
BELOIT, WI 53511

WAYNE JENSEN
1255 LA SALLE ST
BELOIT, WI 535114719

THEODORE CRAIG
202 ST LAWRENCE AVE
JANESVILLE, WI 53545

DEBRA JONES
1270 PARTRIDGE AVE
BELOIT, WI 53511

JESSE SARABIA
1149 HARRISON AVE
BELOIT, WI 53511

SAMUEL LOPEZ
1610 KEELER AVE
BELOIT, WI 535114714

RPM COUNTRYWIDE INVESTMENTS
INC
1413 YATES AVE
BELOIT, WI 53511

MARK & BETH STIBBE
1250 PARTRIDGE AVE
BELOIT, WI 53511

ROGER GLEICHSNER
1256 PARTRIDGE AVE
BELOIT, WI 535114748

DNA ENTERPRISES OF BELOIT LLC
911 PARK AVE
BELOIT, WI 53511

CAROLE BRATT-HANSON
1251 EATON AVE
BELOIT, WI 535114739

FREEDOM PROPERTY INVESTMENTS
LLC
1655 COPELAND AVE #130
BELOIT, WI 53511

LMS INVESTMENTS LLC
505 E WEIRICK AVE
BELOIT, WI 53511

VOSS INVESTMENTS LLC
2566 RIVERSIDE DR
BELOIT, WI 53511

ANTHONY MEYER PROPERTIES LLC
651 MILWAUKEE RD
BELOIT, WI 53511

DAWN BEHRENS
1255 EATON AVE
BELOIT, WI 535114739

MICHAEL K & MARY C MCNULTY
1245 EATON AVE
BELOIT, WI 535114739

DALE KINDSCHI
1244 LA SALLE ST
BELOIT, WI 535114720

FPS RENTAL INC
P O BOX 41
BELOIT, WI 535120041

NANCY PAFFEL
1634 KEELER AVE
BELOIT, WI 535114767

ANGEL GARCIA
2540 CLIFCORN DR
BELOIT, WI 53511

MERRILL & CARLA PUERNER
1251 HINSDALE AVE
BELOIT, WI 535114711

DORKMAI STELTER
1304 CENTRAL AVE
BELOIT, WI 53511

DENNIS L & LEANNE EITHUN
602 GUNDERSON ST
MADISON, WI 53714

KEVIN STALSBERG
1644 KEELER AVE
BELOIT, WI 53511

DEWITT REAL ESTATE INVESTMENTS
LLC
1236 MILTON AVE
JANESVILLE, WI 535451869

KENNETH & SUZY AUSTIN
1300 CENTRAL AVE
BELOIT, WI 535113847

LEON J SR & WILMA J FOXEN
10703 S HICKORY CT
BELOIT, WI 53511

MICHAEL D & MARY J TRAIL
1040 HICKORY ST
EXCELSIOR SPRINGS, MO 64024

WENDY REYES
1314 CENTRAL AVE
BELOIT, WI 53511

LUIS GARCIA
5301 E STATE ST STE 313
ROCKFORD, IL 61108

EFRAIN C & BERTA C MONTES
1400 CENTRAL AVE
BELOIT, WI 535113849

JOSE H & CAMERINA BARAJAS
650 EIGHTH ST
BELOIT, WI 53511

PATRICK M & KELLIE S MANE
1361 CENTRAL AVE
BELOIT, WI 535113846

RICHARD TANGNEY
1427 CENTRAL AVE
BELOIT, WI 53511

MARY FREY
3307 RIVERSIDE DR
BELOIT, WI 535111532

OSCAR LAVERIEGE
1348 CENTRAL AVE
BELOIT, WI 53511

BERTHA ALICIA PEREZ ALCARAZ
1359 PRAIRIE AVE
BELOIT, WI 53511

GEORGE W & PAMELA WEATHERALL
1358 CENTRAL AVE
BELOIT, WI 535113847

CELSE CORONA
1323 CENTRAL AVE
BELOIT, WI 53511

AMANDA HILL
703 MEADOW DR #22
CLINTON, WI 53525

ALBERT H & KIMBERLY A MILLER
3931 S CARVERS ROCK RD
AVALON, WI 53505

TIMOTHY J & PENNY M ELMER
1365 PRAIRIE AVE
BELOIT, WI 535113850

JUAN MENDOZA OSORNIO
1416 CENTRAL AVE
BELOIT, WI 53511

CHARLES F & ROBIN J STAVER
1320 CENTRAL AVE
BELOIT, WI 53511

JULIE ANN POUNDER
1329 CENTRAL AVE
BELOIT, WI 535113846

EMILY BRUNSON
1341 CENTRAL AVE
BELOIT, WI 53511

ROBERT & VICKIE COLLINS
1342 CENTRAL AVE
BELOIT, WI 535113847

OWEN J MOLIQUE REVOCABLE TRUST
OF 2010
1406 CENTRAL AVE
BELOIT, WI 53511

LYNN DRESSER
1355 CENTRAL AVE
BELOIT, WI 53511

ROBERT J & LANA L AMES 1365 CENTRAL AVE BELOIT, WI 535113846	LORENZO SERVIN 1139 LASALLE ST BELOIT, WI 53511	THOMAS LANGONE 1433 CENTRAL AVE BELOIT, WI 535113848
VANESSA VOSS TRUST 2566 RIVERSIDE DR BELOIT, WI 53511	JUDE M & STACEY M TROPP 1403 CARNEGIE CT BELOIT, WI 53511	RICARDO MONTERO 1423 CENTRAL AVE BELOIT, WI 53511
KCK MANAGEMENT LLC 1318 UNIVERSITY PKWY ROCKTON, IL 61072	WADE & LAURA WILLIAMS 2680 PRAIRIE AVE BELOIT, WI 53511	JAIMIE ZARATE 1652 KIMBERLY LN ELGIN, IL 60123
ROBERT NADOWSKI 1410 CENTRAL AVE BELOIT, WI 53511	DEBRA WILLING 1420 CENTRAL AVE BELOIT, WI 53511	RHONDA HAMPTON 330 STERLING DR OREGON, WI 535751634
LINDA THOMPSON 1826 WISCONSIN AVE BELOIT, WI 53511	WILLIAM TROPP 1407 CARNEGIE CT BELOIT, WI 53511	PIETRO & CALOGERA CIMINO 308 OGDEN AVE CLINTON, WI 53525
WESEMANN INVESTMENTS LLC 3711 W FOREST HILL AVE FRANKLIN, WI 53132	KRISTA'S INC 1300 BUSHNELL ST BELOIT, WI 53511	KYLE GIBSON 2757 N ROBINSON DR APT 3 BELOIT, WI 53511
TIM A & STACEY HINZPETER HINZPETER LIVING TRUST P O BOX 21386 SARASOTA, FL 34276	CHET ELLIOTT 1437 CENTRAL AVE BELOIT, WI 53511	

Kolak Center Rezoning Mailing List

Name	Address	Address 2
Karen and Frank Hughes	1239 Evergreen Ave	Beloit, WI 53511
Myron and Barbara Novy	1232 La Salle St	Beloit, WI 53511
Tim and Dana Schober	1220 Evergreen Ave	Beloit, WI 53511
Tom and Luis Brooks	1221 La Salle St	Beloit, WI 53511
Angel Rees	1221 Evergreen Ave	Beloit, WI 53511
Tim and Penny Elmer	1365 Prarie Ave	Beloit, WI 53511
Jon Palazzolo	1239 La Salle Street	Beloit, WI 53511
John Siam	1243 La Salle Street	Beloit, WI 53511
Elana Thalman	1203 White Ave	Beloit, WI 53511
Samuel Lopez	1610 Keeler Ave	Beloit, WI 53511
Eileen Jensen	1255 La Salle Street	Beloit, WI 53511
Armida Morales	1610 Keeler Ave	Beloit, WI 53511
Kurt Reynolds	612 Milwaukee Rd	Beloit, WI 53511
Peter Harrer	1210 Evergreen Ave	Beloit, WI 53511
Mark and Gillian Batterman	1220 Partridge Ave	Beloit, WI 53511
Bob Bue	1145 Hinsdale Ave	Beloit, WI 53511
Carolyn Lawrence	1255 Porter Ave	Beloit, WI 53511
Judy Felder	1223 Partridge Ave	Beloit, WI 53511
Frank Murry	1226 La Salle St.	Beloit, WI 53511
Kris McCoinnis	1225 Evergreen Ave	Beloit, WI 53511
Jacque Thompson	1247 Evergreen Ave	Beloit, WI 53511
Brent Hopper	1244 Partridge Ave	Beloit, WI 53511
Donna Hudson	1232 Evergreen Ave	Beloit, WI 53511

ORDINANCE NO. _____

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

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

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

The following described land, also known as 1633 Keeler Avenue, is hereby changed from PLI, Public Lands & Institutions District to PUD, Planned Unit Development District:

LOTS 1 TO 19 INCL & L 20 EX E 20 FT WOODBURY'S ADD. ALSO, PARTRIDGE AVE VAC FROM KEELER TO CARNEGIE ALSO PARCEL OF LAND LYING N OF LOTS 14 - 20 & E OF PARTRIDGE VACATED & WEST OF 1253-1965 ROOSEVELT FIELD, ALL SITUATED IN THE CITY OF БЕЛОIT, COUNTY OF ROCK, STATE OF WISCONSIN (ALSO KNOWN AS 1633 KEELER AVENUE, PARCEL NUMBER 12531960). SAID PARCEL CONTAINS 5.7 ACRES, MORE OR LESS.

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

Adopted this ____ day of _____, 2015.

City Council of the City of Beloit

Charles M. Haynes, Council President

Attest:

Lorena Rae Stottler, City Clerk

Published this ____ day of _____, 2015

Effective this ____ day of _____, 2015

01-611100-5231-_____

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Zoning Map Amendment Application for the property located at 1633 Keeler Avenue

Date: November 16, 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 Kolak Center property located at 1633 Keeler Avenue. The attached **Location & Zoning Map** shows subject property and area.

Key Issues (maximum of 5):

- The requested PUD zoning is tied to the applicant's PUD – Master Land Use Plan, which proposes the adaptive reuse/redevelopment of the Kolak Center building into 34 housing units, along with the construction of a detached 6-unit townhouse building, for a total of 40 new dwelling units. If approved, 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.
- An extensive discussion of neighborhood context, land use planning considerations, traffic projections, public comments, and infrastructure concerns is contained in the Staff Report for the PUD – Master Land Use Plan.
- **Neighborhood Petition:** The neighborhood has submitted the attached Neighborhood Protest Petition in opposition to the applicant's request. This petition is signed by 173 neighbors.
- **Zoning Protest Petition:** Following the Plan Commission meeting, Planning staff received the attached Zoning Protest Petition signed by the owners of more than 20% of the land area within 100 feet of the subject property. Planning staff has reviewed the petition and determined that it is a valid Zoning Protest Petition under Section 2-306 of the Zoning Ordinance/Wisconsin Statutes 62.23(7)(d)(2m)(a). As a result, at least three-fourths of the Council members present need to vote in favor of Commonwealth's application in order to approve the rezoning request from PLI to PUD.
- **Plan Commission Vote:** The Plan Commission reviewed this item on October 7, 2015 and voted unanimously (6-0) to recommend denial of this Zoning Map Amendment, based upon Section 2-304 of the Zoning Ordinance.

Consistency with Comprehensive Plan and Strategic Plan:

The proposed PUD is inconsistent with the adopted Comprehensive Plan, which recommends Institutional & Community Service uses. Consideration of this request supports Strategic Goal #5.

Sustainability:

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

Action required/Recommendation:

- City Council consideration and 1st reading of the proposed Ordinance

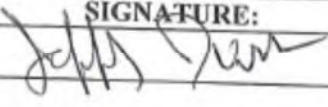
Fiscal Note/Budget Impact: N/A

Attachments: Ordinance, Zoning Protest Petition, Neighborhood Petition, and Staff Report to the Plan Commission

ZONING PROTEST PETITION

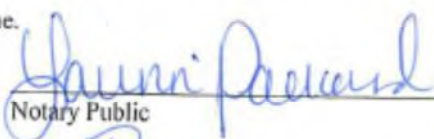
To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: KOLAR CENTER, 1633 KEELER, located in the City of Beloit, County of Rock, State of Wisconsin.

SIGNATURE:	PRINT NAME:	ADDRESS:
	JEFFREY VOSS	1319 CENTRAL

STATE OF WISCONSIN)
) SS
 COUNTY OF ROCK)

Personally came before me this 26th day of October, 2015, the above named, Jeffrey Voss to me known to be the persons who executed the foregoing instrument and acknowledged the same.

 (SEAL)
 Notary Public
Rock County, State of Wisconsin

My Commission Expires: 10/20/17

Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

①

ZONING PROTEST PETITION

To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: KOLAK EDUCATION CENTER, located in the City of Beloit, County of Rock, State of Wisconsin. 1633 Keeler

SIGNATURE:	PRINT NAME:	ADDRESS:
<i>Charlotte Stalsberg</i>	Charlotte Stalsberg	1644 Keeler Ave. Beloit, WI

STATE OF WISCONSIN)
) SS
COUNTY OF ROCK)

Personally came before me this 13 day of October, 2015, the above named, Charlotte F Stalsberg to me known to be the persons who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public
Rock County, State of Wisconsin



My Commission Expires: July 29, 2019

Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

ZONING PROTEST PETITION

To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: KOLAK EDUCATION CENTER, located in the City of Beloit, County of Rock, State of Wisconsin. 1633 Keeler

SIGNATURE:	PRINT NAME:	ADDRESS:
<i>Nancy Paffel</i>	Nancy Paffel	1634 Keeler Beloit WI

STATE OF WISCONSIN)
) SS
COUNTY OF ROCK)

Personally came before me this 15 day of October, 2015, the above named, Nancy Paffel to me known to be the persons who foregoing instrument and acknowledged the same.

[Signature]
Notary Public
Rock County, State of Wisconsin



My Commission Expires July 29, 2019

Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

①

ZONING PROTEST PETITION

To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: KOLAK EDUCATION CENTER, located in the City of Beloit, County of Rock, State of Wisconsin. 1633 Keeler

SIGNATURE:	PRINT NAME:	ADDRESS:
<i>Jude M. Tropp</i>	Jude M. Tropp	1403 Carnegie Ct. Beloit, WI

STATE OF WISCONSIN)
) SS
 COUNTY OF ROCK)

Personally came before me this 18th day of October, 2015, the above named, Jude Mathias Tropp to me known to be the persons who executed the foregoing instrument and acknowledged the same.


 Notary Public
Rock County, State of Wisconsin

My Commission Expires: 5/16/17

Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

④

ZONING PROTEST PETITION

To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: Kolak Education Center, 1633 Keeler Ave., located in the City of Beloit, County of Rock, State of Wisconsin. Beloit, WI 53511

SIGNATURE:	PRINT NAME:	ADDRESS:
<i>Debra L Jones</i>	Debra L Jones	1270 Partridge Beloit

STATE OF WISCONSIN)
) SS
COUNTY OF ROCK)

Personally came before me this 15th day of October, 2015, the above named, Debra Jones to me known to be the persons who executed the

foregoing instrument and acknowledged the same
ANNIE WAREJCKA
NOTARY PUBLIC
STATE OF WISCONSIN
Annie Warejcka (SEAL)
 Notary Public
Rock County, State of Wisconsin

My Commission Expires: August 11th 2018

Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

6.

ZONING PROTEST PETITION

To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: Kolak Education Center, 1633 Keeler Ave. located in the City of Beloit, County of Rock, State of Wisconsin. Beloit, WI 53511

SIGNATURE:	PRINT NAME:	ADDRESS:
<i>Janet A. Becker</i>	Janet A. Becker	1263 Eaton, Beloit

STATE OF WISCONSIN)
 Racine) SS
 COUNTY OF ~~ROCK~~)

Personally came before me this 20 day of October, 2015, the above named, Janet A. Becker to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Allison B. Jaeger (SEAL)
 Notary Public
Racine County, State of Wisconsin

My Commission Expires: 06/28/2019


Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

②

ZONING PROTEST PETITION

To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: Kolak Center (1633 Keeler Ave), located in the City of Beloit, County of Rock, State of Wisconsin.


SIGNATURE:	PRINT NAME:	ADDRESS:
	Rhonda Hampton (nka) Rhonda Bonfiglio	1345 Central Ave, Beloit " " "

- Rental Property

STATE OF WISCONSIN)
) SS
COUNTY OF Dane)

Personally came before me this 22 day of October, 2015, the above named, Rhonda Hampton - NKA Rhonda Bonfiglio to me known to be the persons who executed the foregoing instrument and acknowledged the same.



 (SEAL)
Notary Public
Dane County, State of Wisconsin

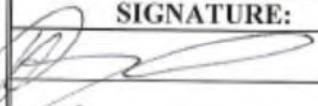

My Commission Expires: Aug 21 2016

Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

ZONING PROTEST PETITION

To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: Kolak Center (1633 Keeler Ave), located in the City of Beloit, County of Rock, State of Wisconsin.

SIGNATURE:	PRINT NAME:	ADDRESS:
	Wilma J Foxen	1315 Central
	LEON J FOXEN SR	1315 CENTRAL

STATE OF WISCONSIN)
) SS
 COUNTY OF ROCK)



Personally came before me this 19 day of October, 2015, the above
(day) (month) (year)

named, Leon Foxen Wilma Foxen to me known to be the persons who executed the foregoing instrument and acknowledged the same.

 (SEAL)
 Notary Public

Rock County, State of Wisconsin

My Commission Expires: 6/5/16

Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.



ZONING PROTEST PETITION

To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: Kolak Center (1633 Keeler Ave), located in the City of Beloit, County of Rock, State of Wisconsin.

SIGNATURE:	PRINT NAME:	ADDRESS:
<i>Camerina Barojas</i>	Camerina Barojas	1335 Central Ave
		650 8th St

STATE OF WISCONSIN)
) SS
 COUNTY OF ROCK)

Personally came before me this 16 day of October, 2015, the above named, CAMERINA BARAJAS to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Ulaire M. Duberich (SEAL)
 Notary Public
Rock County, State of Wisconsin

My Commission Expires: 6/28/18

Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

⑪

ZONING PROTEST PETITION

To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: Rabun Center (1633 Keeler), located in the City of Beloit, County of Rock, State of Wisconsin.

SIGNATURE:	PRINT NAME:	ADDRESS:
<i>Julie Ponder</i>	Julie Ponder	1329 Central

STATE OF WISCONSIN)
) SS
 COUNTY OF ROCK)

Personally came before me this 15th day of October, 2015, the above named, Julie Ponder to me known to be the persons who executed the foregoing instrument and acknowledged the same.



[Signature] (SEAL)
 Notary Public
Rock County, State of Wisconsin

My Commission Expires: 2/19/2019

Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

(12)

ZONING PROTEST PETITION

To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: KOLAK CENTER 1633 Keeler AVE, located in the City of Beloit, County of Rock, State of Wisconsin.

SIGNATURE:	PRINT NAME:	ADDRESS:
<i>Robert J. Ames</i>	ROBERT J. AMES	1365 CENTRAL
<i>Lana L. Ames</i>	LANA L. AMES	1365 CENTRAL
<i>[Signature]</i>	 	
<i>[Signature]</i>	 	
<i>[Signature]</i>	 	
<i>[Signature]</i>	 	
<i>[Signature]</i>	 	
<i>[Signature]</i>	 	

STATE OF WISCONSIN)
) SS
 COUNTY OF ROCK)

Personally came before me this 13TH day of OCTOBER, 2015, the above named, LANA L. AMES + ROBERT J. AMES to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Suzanne L. Preusch
 Notary Public



Rock County, State of Wisconsin

My Commission Expires: MAY 26, 2019

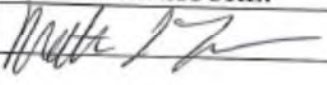
Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

(14)

ZONING PROTEST PETITION

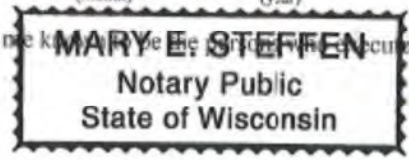
To the Beloit City Council:

We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: 1633 KEELER AVE, located in the City of Beloit, County of Rock, State of Wisconsin.

SIGNATURE:	PRINT NAME:	ADDRESS:
	Matthew L. Finnegan	1648 KEELER (2212 Hull View previous address)

STATE OF WISCONSIN)
) SS
COUNTY OF ROCK)

Personally came before me this 9th day of October, 2015, the above named, Matthew Finnegan to me known as **MARY E. STEFFEN** Notary Public State of Wisconsin, the foregoing instrument and acknowledged the same.



Mary E. Steffen

Notary Public
Rock County, State of Wisconsin

My Commission Expires: March 30, 2018

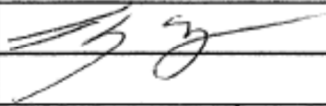
Instruction: The foregoing is only a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

15

ZONING PROTEST PETITION

To the Beloit City Council:

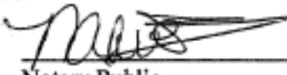
We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: 1633 Keeler Ave, located in the City of Beloit, County of Rock, State of Wisconsin.

SIGNATURE:	PRINT NAME:	ADDRESS:
	TONY MEYER	651 Milwaukee Rd Beloit, WI

STATE OF WISCONSIN)
) SS
COUNTY OF ROCK)

Personally came before me this 28 day of October, 2015, the above named, Anthony P. Meyer to me known to be the persons who executed the foregoing instrument and acknowledged the same.



 (SEAL)
Notary Public
Buck County, State of Wisconsin
My Commission Expires: July 29, 2019

Instruction: The foregoing is **only** a general acknowledgement. There are special forms of acknowledgement for corporations, partnerships, attorneys in fact, public officers, and fiduciaries, and special forms must be used and you are directed to Chapter 706 of the Wisconsin Statutes for compliance with the requirements for an acknowledgement.

(18)

NEIGHBORHOOD PROTEST PETITION

To the Beloit City Plan Commission:

We, the undersigned residents, do hereby respectfully protest the proposed zoning map amendment to change the zoning district classification for the property known as 1633 Keeler Avenue, City of Beloit, County of Rock, from PLI, Public Lands & Institutions to PUD, Planned Unit Development District.

	SIGNATURE:	PRINT NAME:	ADDRESS:
1		Elana Thalman	1703 white Ave
2		John Thalman	1703 white Ave
3		MIKE ENNOCOENTI	1707 WHITE AVE
4		Diana Irons	1715 white Ave
5		PETER HACKER	1710 EVERGREEN AV
6		VIRGINIA HACKER	" " "
7		Selina Quinn	1216 Evergreen Ave
8		ANGEL REES	1221 Evergreen Ave
9		Kris McGinnis	1225 Evergreen Ave
10		GERALD B. TERRANIS	1231 EVERGREEN
11		Karen M. Hughes	1239 Evergreen Ave.
12		FRANK HUGHES	1239 EVERGREEN AVE.
13		Justin Presny	1241 Evergreen Ave
14		JACQUE THOMPSON	1241 EVERGREEN AVE
15		TIM THOMPSON	1247 EVERGREEN
16		Yvette Lalain-Ushe	1253 Evergreen Ave
17		DICK A MARTIN	1244 E. 126th Rock
18		Donnam Hudson	1232 Evergreen Ave
19		Mark P. Hudson	1232 Evergreen Ave.

Signatures collected by: Jan M. Brooks

Date: Sept 28, 29, 30, 2015

①

NEIGHBORHOOD PROTEST PETITION

To the Beloit City Plan Commission:

We, the undersigned residents, do hereby respectfully protest the proposed zoning map amendment to change the zoning district classification for the property known as 1633 Keeler Avenue, City of Beloit, County of Rock, from PLI, Public Lands & Institutions to PUD, Planned Unit Development District.

	SIGNATURE:	PRINT NAME:	ADDRESS:
1	<i>Michael F. Kearney</i>	MICHAEL F. KEARNEY	1226 EVERGREEN
2	<i>Carol A. Kearney</i>	CAROL A. KEARNEY	1226 EVERGREEN
3	<i>Flora Scarbrough</i>	Flora Scarbrough	1248 Evergreen Ave
4	<i>Toby Scarbrough</i>	Toby Scarbrough	1248 Evergreen Ave
5	<i>Ruth Scarbrough</i>	Ruth Scarbrough	1248 Evergreen Ave
6	<i>Barb Bartlett</i>	Barb Bartlett	1710 Keeler
7	<i>Jessica Goetzman</i>	Jessica Goetzman	1233 LaSalle St
8	<i>Roberto Martinez</i>	Roberto Martinez	1227 La Salle st.
9	<i>Laura L. Martinez</i>	Laura L. Martinez	1227 La Salle st.
10	<i>J. Palazzolo</i>	Jon Palazzolo	1239 La Salle St.
11	<i>Ambur Hill</i>	Ambur Hill	1239 La Salle St
12	<i>John Siam</i>	John Siam	1243 LaSalle St
13	<i>Eileen Jensen</i>	Eileen Jensen	1255 LaSalle St
14	<i>Joan E. Siam</i>	Joan E Siam	1243 La Salle St
15	<i>D. D. de la</i>	DANIEL BRUECKENHANS	1217 LA SALLE ST
16	<i>Jamie Goetzman</i>	Jamie Goetzman	1233 La Salle St
17	<i>Lois M. Brooks</i>	Lois M. Brooks	1221 LaSalle St
18	<i>Thomas E. Brooks</i>	THOMAS E. BROOKS	1221 LASALLE ST.
19	<i>Dana Schober</i>	DANA SCHOBBER	1220 Evergreen Ave
20	<i>Tim Schober</i>	Tim Schober	1220 Evergreen Ave.

Signatures collected by: Lois M. Brooks

Date: Sept 28, 29, 30, 2015

NEIGHBORHOOD PROTEST PETITION

To the Beloit City Plan Commission:

We, the undersigned residents, do hereby respectfully protest the proposed zoning map amendment to change the zoning district classification for the property known as 1633 Keeler Avenue, City of Beloit, County of Rock, from PLI, Public Lands & Institutions to PUD, Planned Unit Development District.

	SIGNATURE:	PRINT NAME:	ADDRESS:
1		Esmelda Carrillo	central AV 1323
2		Jonathan Pender	1329 CENTRAL
3		LANA AMES	1365 CENTRAL
4		Lou Ann MAZARZ	1402 Carnegie Ct.
5		Janice Marshall	1406 Carnegie Ct
6		John Steffens II	1406 Carnegie Ct
			
7		TERRI CARRINO	1410 CARNEGIE CT
8		Alex Pender	1329 Central A
9		MAURA DAVILA	1335 central Ave
10		Thomas Langone	1433 Central Ave.
11		chet R ELLIOTT	1437 Central Ave
12		JESSE SINGH	1439 CENTRAL AVE
13		MAC ANTHONY	1449 Central Ave
14		Shelly Harbison	1453 Central Ave
15		Richard Harbison	1453 Central Ave.
16		Dany Zarate	1463 Central Ave.
17		Therese Marr	1471 Central Ave
18		RONALD ROBERTS	1440 CENTRAL AVE

Signatures collected by: Jais M. Brooks

Date: Oct 1, 2, 3, 2015

①

NEIGHBORHOOD PROTEST PETITION

To the Beloit City Plan Commission:

We, the undersigned residents, do hereby respectfully protest the proposed zoning map amendment to change the zoning district classification for the property known as 1633 Keeler Avenue, City of Beloit, County of Rock, from PLI, Public Lands & Institutions to PUD, Planned Unit Development District.

	SIGNATURE:	PRINT NAME:	ADDRESS:
1	<i>Owen Moliqve</i>	OWEN MOLIQUE	1406 CENTRAL AV
2	<i>George Weatherall Jr</i>	George Weatherall Jr.	1358 Central Ave
3	<i>Pamela Weatherall</i>	Pamela Weatherall	1358 Central Ave
4	<i>Robert W. Collins</i>	ROBERT COLLINS	1342 Central L
5	<i>Vickie K Collins</i>	Vickie Collins	1342 Central
6	<i>Karen Smith</i>	Karen Smith	1334 Central Ave.
7	<i>Carol Smith</i>	Carol Smith	1334 Central Ave
8	<i>Jacqueline Dumas</i>	Jacqueline Dumas	1310 Central Ave.
9	<i>Robert Stelter</i>	ROBERT STELTER	1304 CENTRAL AVE
10	<i>Anthony Glenn</i>	Anthony Glenn	1315 Central
11	<i>Martha M</i>	MARTHA M	1416 Central Ave
12	<i>JoAnn Tanney</i>	JoAnn Tanney	1427 Central Ave
13	<i>Debra L Willing</i>	Debra L Willing	1420 Central Ave
14	<i>Gloria J Barber</i>	Gloria J Barber	1423 Central Ave
15	<i>Robert Nadowski</i>	ROBERT NADOWSKI	1410 Central Ave
16	<i>Laura Corona</i>	Laura Corona	1323 Central Ave
17	<i>Sara Servin</i>	Sara Servin	1270 Central Ave
18	<i>Jose ALZAO</i>	Jose Josew	1264 Central Ave
19	<i>Diane Arias Polo</i>	Diane Arias Polo	1256 Central Ave

Signatures collected by: *Jas M. Brels*

Date: Oct 1, 2, 3, 2015

9

NEIGHBORHOOD PROTEST PETITION

To the Beloit City Plan Commission:

We, the undersigned residents, do hereby respectfully protest the proposed zoning map amendment to change the zoning district classification for the property known as 1633 Keeler Avenue, City of Beloit, County of Rock, from PLI, Public Lands & Institutions to PUD, Planned Unit Development District.

	SIGNATURE:	PRINT NAME:	ADDRESS:
1		Dominique Brown	1256 Central Ave
2		Gabrielle	1250 Central Ave
3		Masha Con	1250 Central Ave
4		Arnold L. Marks	1230 Central Ave.
5		Shawn Buck	1226 Central Ave
		1214 Central	
6		Hattie Turner	1214 Central
7		BRIAN NELSON	1210 CENTRAL
8		Jude M. Tropp	1403 Carnegie Ct.
9		Kelly L. Dresser	1355 Central Ave.
10		Lynn M. Dresser	1355 Central Ave.
11		Felicia Fields	1345 Central Ave.
12		Emily Brunson	1341 Central Ave
13		Jami Lopez	1319 Central Ave
14		Rich Tangney	1427 Central Ave.
15		Heidi Rupp	1348 Central Ave.
16		Zachary Bell	1616 Keeler Ave
17		Kristen Broderick	1220 Central Ave
18		Gordon M. Crane	1397 White Ave

Signatures collected by: Jais M. Brouha

Date: Oct 1, 2, 3, 2015

NEIGHBORHOOD PROTEST PETITION

To the Beloit City Plan Commission:

We, the undersigned residents, do hereby respectfully protest the proposed zoning map amendment to change the zoning district classification for the property known as 1633 Keeler Avenue, City of Beloit, County of Rock, from PLI, Public Lands & Institutions to PUD, Planned Unit Development District.

	SIGNATURE:	PRINT NAME:	ADDRESS:
1		Maria Jacobo	1339 white Ave.
2		Stefano Adams	1327 White Ave
3		Robert J. Ames	1365 CENTRAL AVE
4		CHRISTOPHER JAMES	1349 Central Ave
5	Justina Brewer	Justina Brewer	1315 central Ave
6		Michael Adams	1327 White Ave.
7		Jodi RUFF	1234 Central Ave.
8		Lorenzo Servin	1608 Carnegie Ave
9	Amber Deke	Amber Deke	1545 Keeler Ave.

Signatures collected by: Jas M. Brulis
 Date: Oct 1, 2, 3, 2015



NEIGHBORHOOD PROTEST PETITION

To the Beloit City Plan Commission:

We, the undersigned residents, do hereby respectfully protest the proposed zoning map amendment to change the zoning district classification for the property known as 1633 Keeler Avenue, City of Beloit, County of Rock, from PLI, Public Lands & Institutions to PUD, Planned Unit Development District.

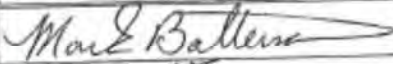
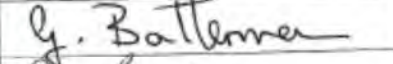


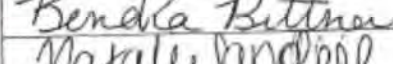

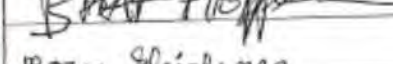
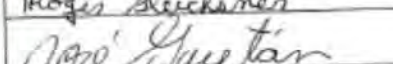
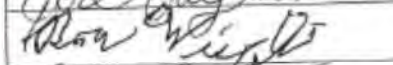
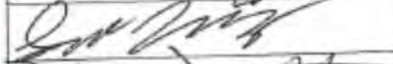
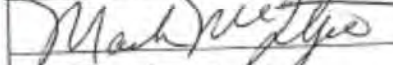
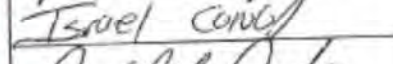
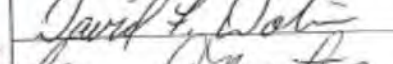




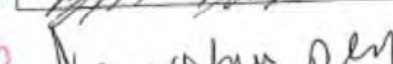
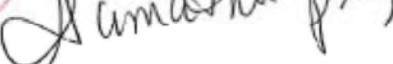

	SIGNATURE:	PRINT NAME:	ADDRESS:
1		Mary C. McQuilty	1245 Eaton Ave.
2		Janet A. Becker	1263 Eaton Ave.
3		RAY GRIGNON	1227 Eaton Ave
4		TIM LARSON	1212 EATON AVE
5		Elizabeth Larson	1212 Eaton Ave.
6		Clair Paulson	1218 Eaton Ave.
7		Paul Geras	1277 Eaton Ave
8			1235 Eaton Ave

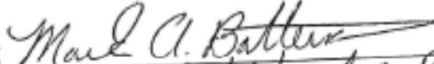
Signatures collected by: Mary C. McQuilty
 Date: 10-5-15

NEIGHBORHOOD PROTEST PETITION

To the Beloit City Plan Commission:

We, the undersigned residents, do hereby respectfully protest the proposed zoning map amendment to change the zoning district classification for the property known as 1633 Keeler Avenue, City of Beloit, County of Rock, from PLI, Public Lands & Institutions to PUD, Planned Unit Development District.

	SIGNATURE:	PRINT NAME:	ADDRESS:
1		Mark Batterman	1220 Partridge Ave.
2		Gillian Batterman	1220 Partridge Ave
3		Angela Wheeland	1214 Partridge Ave.
4		Kris Bittner	1224 Partridge Ave.
5		Kendra Bittner	1224 Partridge Ave
6		Nataue Sandell	1244 Partridge Ave
7		Brent Hopper	1244 Partridge Ave
8		ROGER GLEICHNER	1256 PARTRIDGE AVE
9		Jose Gaytan	1260 Partridge Ave.
10		DONALD C. WRIGHT	1264 PARTRIDGE
11		Greg Wright	1264 Partridge
12		MARK MCJURY	1270 Partridge
13		Israel Curo	1272 PARK RIDGE
14		David F. Dolin	1251 Partridge Ave
15		REBECCA A. NORTROP	1251 PARTRIDGE AVE
16		Pamela Jensen	1251 Partridge Ave
17		Raul Gama	1243 Partridge Ave
18		Mude Gama	1243 Partridge Ave
19		Bradley Perry	1237 Partridge Dr.
20		SAMANVA PERRY	1237 Partridge Ave

Signatures collected by: 
 1220 Partridge Ave, Beloit
 Date: Sept. 29-30, 2015

NEIGHBORHOOD PROTEST PETITION

To the Beloit City Plan Commission:

We, the undersigned residents, do hereby respectfully protest the proposed zoning map amendment to change the zoning district classification for the property known as 1633 Keeler Avenue, City of Beloit, County of Rock, from PLI, Public Lands & Institutions to PUD, Planned Unit Development District.

	SIGNATURE:	PRINT NAME:	ADDRESS:
1		Angel Perez Hernandez	1279 Central Ave. Beloit
2		STEVEN CHRISTENSEN	1275 CENTRAL AVE
3		Aleasha Delgado	1271 Central Ave.
4		ROGER HARSBARGER	1261 CENTRAL AVE
5		Vanessa A. McGuffee	1251 Central Ave
6		Kevyn Knowlton	1245 Central Ave
7		LEONARD CARTER	1241 Central Ave
8		DUANE DUTCHER	1235 CENTRAL AVE
9		Veronica Chisholm	1231 Central Ave
10		Melba & John Haunmett	1225 Central Ave.

Signatures collected by: Maria A. Battista
 1220 Partridge Ave. Beloit
 Date: Oct 3-4, 2015

(12)

NUMBER 1200 LASALLE CV
 Keeler 1200 HINSDALE C
 between HINSDALE & LASALLE

NEIGHBORHOOD PROTEST PETITION

To the Beloit City Plan Commission:

We, the undersigned residents, do hereby respectfully protest the proposed zoning map amendment to change the zoning district classification for the property known as 1633 Keeler Avenue, City of Beloit, County of Rock, from PLI, Public Lands & Institutions to PUD, Planned Unit Development District.

- 1
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- 11
- 12
- 13

SIGNATURE:	PRINT NAME:	ADDRESS:
<i>Leesa Murry</i>	Leesa Murry	1226 LaSalle St.
<i>Frank Murry</i>	FRANK MURRY	1226 LaSalle St.
<i>Barbara Noyes</i>		1232 LaSalle
<i>John Clayton</i>	JOHN CLAYTON	1204 LaSalle St
<i>Paula Kindzich</i>	PAULA KINDZICH	1244 LaSalle St.
<i>Pam Kindzich</i>	Pam Kindzich	1244 LaSalle St
<i>Dale F. Kindzich</i>	Dale F. Kindzich	1244 LaSalle St
<i>Colleen Dwyer</i>	Colleen Dwyer	1634 Keeler Ave
<i>Nancy Paffel</i>	Nancy Paffel	1634 Keeler Ave
<i>Cason J. Lee</i>	Cason J. Lee	1239 Hinsdale Ave
<i>Heather Lee</i>	Heather Lee	1239 Hinsdale Ave
<i>Melissa Walker</i>	MELISSA WALKER	1233 Hinsdale Ave
<i>Mark Elbert</i>	Mark Elbert	1681 White Ave

TOTAL
173

Signatures collected by: John M Clayton
 Date: 10-3 + 10-4 - 2015



CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: October 7, 2015	Agenda Item: 7	File Number: ZMA-2015-03
Applicant: Commonwealth Development	Owner: School District of Beloit	Location: 1633 Keeler Avenue
Current Zoning: PLI Proposed Zoning: PUD	Existing Land Use: School District Office	Total Area: 5.7 Acres

Request 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 Kolak Center property located at 1633 Keeler Avenue. The attached **Location & Zoning Map** shows subject property and area.

Key Issues:

- The requested PUD zoning is tied to the applicant's PUD – Master Land Use Plan, which proposes the adaptive reuse/redevelopment of the Kolak Center building into 34 housing units, along with the construction of a detached 6-unit townhouse building, for a total of 40 new dwelling units. If approved, 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.
- An extensive discussion of neighborhood context, land use planning considerations, traffic projections, public comments, and infrastructure concerns is contained in the Staff Report for the PUD – Master Land Use Plan.
- **Findings of Fact** - Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:
 - a. *The existing use of property within the general area of the subject property;*
 - As shown on the attached map, the predominant surrounding land use is single-family residential. The proposed PUD would dramatically change the character of the established immediate neighborhood. The subject property has always been a supportive institutional presence, first as a school and later as a school office that offers employment opportunities and hours that are compatible with the neighborhood.
 - b. *The zoning classification of property within the general area of the subject property;*
 - As shown on the attached map, the subject property is surrounded by R-1B, Single-Family Residential, with the exception of the adjacent parkland.
 - c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
 - The subject property has served as a school and school-related office building for a century, and is certainly suitable for the other institutional uses allowed in the PLI district. The proposed PUD would change the character of the neighborhood by altering a century-old land use, eliminating public open space, and increasing traffic counts by 50-100% on local streets that are ill-equipped to absorb it.
 - d. *The trend of development and zoning map amendments in the general area of the subject property.*
 - The surrounding neighborhood has been a stable single-family neighborhood for decades, and has faced very little development pressure in the recent past.

Consistency with Comprehensive Plan and Strategic Plan:

The proposed PUD is inconsistent with the adopted Comprehensive Plan, which recommends Institutional & Community Service uses. 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:

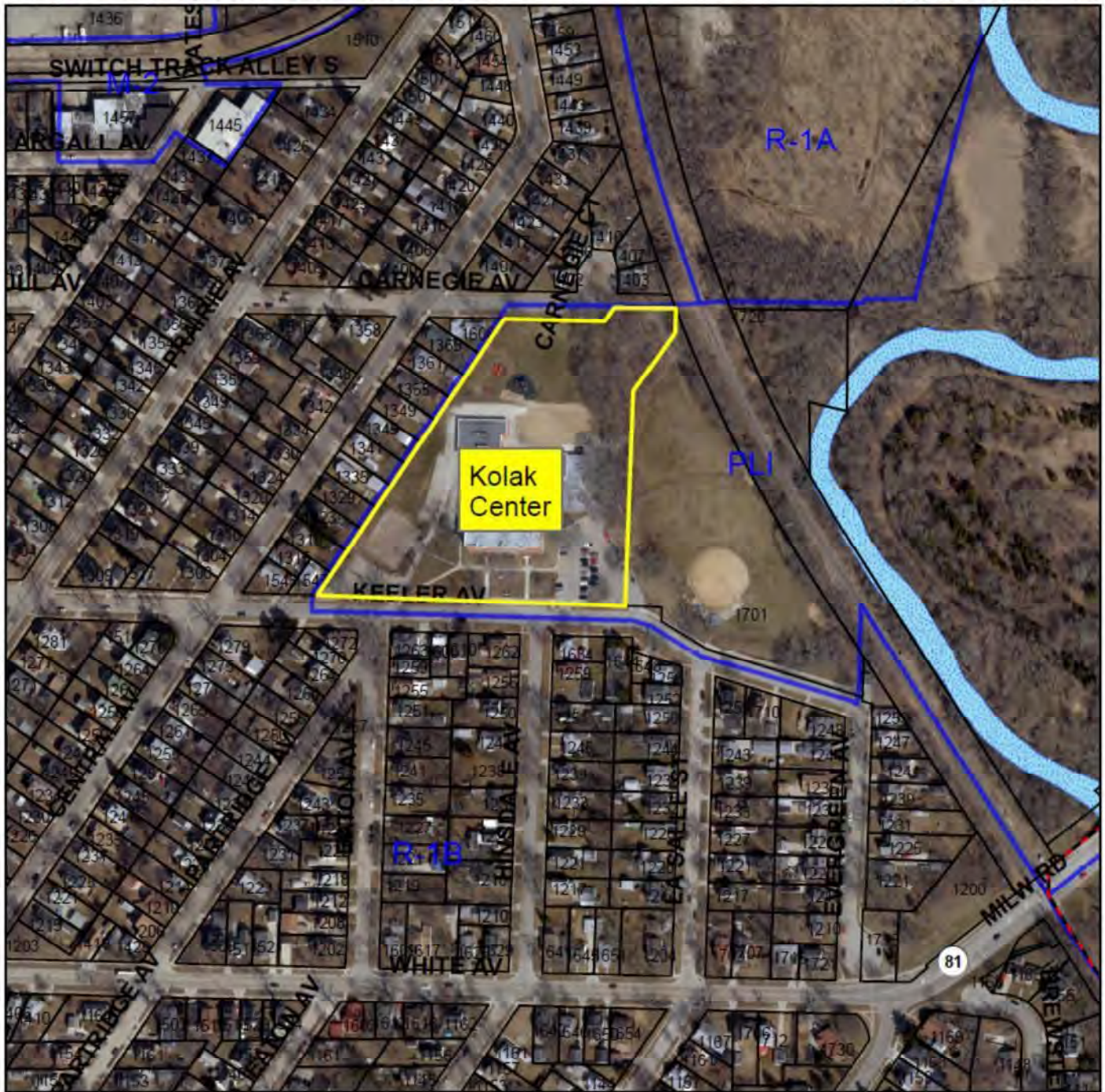
Based upon the above Findings of Fact and the City's Comprehensive Plan, the Planning & Building Services Division recommends **denial** of a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands & Institutions District to PUD, Planned Unit Development District, for the property located at 1633 Keeler Avenue.

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

Location & Zoning Map

Kolak Center, 1633 Keeler Avenue



ZMA-2015-03



1 inch = 279 feet

0 4080 160 240 Feet

Legend

-  City Limits
-  Zoning District

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



S. E. REC'D/COMPLETION	
PROPOSED AREA:	AREA OF SCHOOL
NUMBER OF LOTS:	701 - 415
DATE OF RECORDING:	7/11/2011
PROJECT NO.:	1111
PROJECT NAME:	ROOSEVELT ELEMENTARY SCHOOL
OWNER:	BELOIT SCHOOL DISTRICT
DESIGNER:	COMMONWEALTH CONSTRUCTION CORPORATION
DATE:	08/11/2015

PRELIMINARY
SITE PLAN

PRELIMINARY
NEW BUILDING & REMODELING FOR:
ROOSEVELT ELEMENTARY SCHOOL
1633 KEELER AVE
BELOIT, WI 53511

DATE: 08/11/2015
SCALE: AS SHOWN
C110



COMMONWEALTH
CONSTRUCTION CORPORATION
400 WEST STREET, ROOM 400, BELOIT, WI 53511
PHONE: 608.363.8171 FAX: 608.363.8171

DESIGN, LLC
5410 15th Street
Fond du Lac, Wisconsin 54601
info@truedesign.com 920.422.4170

08/11/2015

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: ES 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): _____

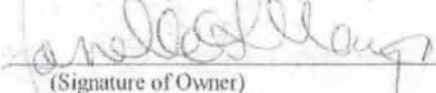

Accessory use(s): _____

() 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	
(Signature of Owner)	Janelle Marotz	/ 8/27/2015
	(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



NOTICE TO THE PUBLIC

September 24, 2015

To Whom It May Concern:

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.

The subject property is the Kolak Education Center parcel, 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. As part of their rezoning request, the applicant has also submitted a PUD – Master Land Use Plan for the subject property. The applicant has proposed the adaptive redevelopment of the Kolak building into 34 housing units, along with a detached 6-unit townhome building, for a total of 40 dwelling units. A copy of the PUD - Master Land Use Plan is attached to this notice. 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, which must be approved before the subject property may be rezoned.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, October 7, 2015, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, November 16, 2015, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins.

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

See Mailing List in PUD-2015-01 Staff Report



PROCEEDINGS OF THE BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Monday, November 2, 2015

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

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

Councilors Luebke and Kincaid made a motion to adopt the consent agenda as presented. Motion carried, voice vote.

- a. The Minutes of the Special Meeting of October 19 Regular Meeting were approved.
 - b. An application for a **Class “B” Beer and “Class C” Wine License** for The Noodle Shop, Co.-Colorado, Inc., d/b/a Noodles & Company, located at 2900 Milwaukee Road was referred to ABLCC. File 8688
 - c. An application for a **Class “B” Beer and “Class B” Liquor License** for Palermo Enterprise, LLC, 648 Fourth Street was referred to ABLCC. File 8688
 - d. An application for a **Zoning Map Amendment** to change the zoning district classification of the property located at 20 Park Avenue from C-3, Community Commercial District to M-1, Limited Manufacturing District was referred to Plan Commission. File 6226
 - e. A resolution authorizing **Final Payment** of Public Works Contract C15-17, Gateway Water Tower Repainting was approved. 8686
8. ORDINANCES
- a. City Attorney Elizabeth Krueger presented a proposed Ordinance to amend section 15.06(3)(a) & (b) of the Code of General Ordinances for the City of Beloit relating to **Alcohol Possession and Consumption, but not sale, of fermented malt beverages or wine** for a first reading. Attorney Krueger explained that City ordinance allows the issuance of beer and wine picnic licenses for consumption or possession (and not sale) of beer or wine in the Leeson, Big Hill, Telfer, Wootton, Summit, George Hilliard, and Riverside Parks and the Krueger recreation area. The wine and beer permits are currently issued by the Police Department. Staff believes that it will be better customer service to move those responsibilities to the Division of Parks and Leisure Services. This will provide customers with a “one-stop shop” for renting park shelters and obtaining any desired permits. Parks staff will review and ensure the requirements of the ordinance are met prior to issuance. Councilor De Forest sought clarification to ensure that any checks done by the Police Department can also be done by the Parks and Leisure Services. Attorney Krueger confirmed that residency checks and other items necessary are available to parks staff.

Councilors Sloniker and Hendrix made a motion to lay this ordinance over to the next meeting for a second reading. Motion carried, voice vote. File 5663

9. APPOINTMENTS - None

10. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor Hendrix attended the dedication of the Barbara Hickman Center of the Arts grand opening at Fruzen Intermediate School and was able to sing for Ms. Hickman as one of her former students. She also attended Family Discovery night at Beloit College last Friday – the event mixes kids and science, two of her favorite things. She attended both the Community Action and Visit Beloit meetings this past week. She also invited everyone to enjoy the play RENT at Beloit College next week. Tickets are available now at Beloit.edu/theatre for Nov. 12-15 and 20-21.
- Councilor Sloniker attended the PFC meeting last week. She congratulated the two officers who were promoted. She also attended the “lunch with fathers” at Community Action to learn more about the fatherhood program.
- Councilor Kelly attended the Staseline Women’s Fund Luncheon last Thursday and was impressed by the event and the purpose of the organization.
- Councilor Luebke expressed pride for another great year at the Beloit Farmer’s Market.
- Councilor De Forest attended the community engagement listening session at Merrill school and was happy to see the turnout and dialogue. She attended the Traffic Review committee as well as the PFC meeting last week. She explained that she’s been working hard at some farm to school initiatives and attended some Rock County meetings on that topic. She also attended the “lunch with fathers”. She congratulated Officer Keith Lynn and Beloit K-9 Glory for winning the American Humane Association Hero Dog Award.
- Councilor Kincaid attended the Women’s Fund Luncheon as well and mentioned that the Monday Beloit Daily News did a great page 1 feature on the speaker. He also attended the listening session at Merrill school and PFC meeting as well as the League of Women voters meeting last week.
- President Haynes had nothing to add.

11. CITY MANAGER’S PRESENTATION

- a. Director of Operations Chris Walsh presented the City of Beloit **Fall Curbside Yard Waste Program**. She shared that this programs runs the first three weeks in November and offers free collection of fall leaves, grass clippings and garden debris. She explained that these items need to be contained in paper bags or clean trash cans that are under 39 gallons and weighing less than 60 pounds. Residents can also place bundles of 4 foot by 4 foot of branches and shrubbery provided that they purchase stickers from the City in advance for \$1.50 each. If residents prefer to schedule to have their leaves picked up via the Cities vacuum service, they can do so by raking their leaves to the terrace and have them picked up at their scheduled times – there is a subscription costs of \$100 for this service. She concluded that questions can be directed to the Public Works Operations Facility by calling 364-2929 or visiting the City of Beloit website at www.beloitwi.gov .

12. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Community Development Director, Julie Christensen, presented a resolution approving the **2016 Annual Action Plan and Community Development Block Grant (CDBG) Budget**. She explained that the Department of Housing and Urban Development (HUD) requires each CDBG formula grantee to submit a consolidated plan every five years and an annual action plan every year. Both plans include specific objectives for housing, homelessness, public housing and community development and include information on the CDBG process, affordable housing, and special needs population. The city’s consolidated plan was approved last year. The annual plan includes specifics about how the City intends to allocate its CDBG funds over the next year. The Community Development Authority makes recommendations to the City Council based on the applications received in how those applications meet the specific objectives. A public hearing was held on October 19th and Ms. Christensen is seeking

approval of the allocations for year two as presented by the Council tonight. Council De Forest expressed her sentiments and concerns. She stated that she believed the whole point to setting funding priorities was so that we could take the funds available to make the largest impact possible within the community. The past practices have been to give many agencies a little money each, and by doing so has spread the funds quite thin. She is disappointed that the CDA is continuing to spread the funds thin and some who receive money are not meeting the funding priorities nor are we making maximum impact. She does not see that Healthnet, Beloit Meals on Wheels and Voluntary Action Center meet the funding priorities. She believes that taking the funds dedicated to these agencies and funding the Community Action fatherhood project would directly meet funding priorities. Discussion followed.

Councilors Luebke and Sloniker made a motion to approve the resolution as presented. Councilors De Forest and Hendrix made a motion to amend the resolution by using the funds from Beloit Meals on Wheels and Healthnet totaling \$14,000 to fund Community Actions Fatherhood Initiative and Skills Enhancement Program. Motion failed on a vote of 2-5 with De Forest and Hendrix voting in favor. The motion to approve as presented carried on a vote of 5-2 with De Forest and Hendrix voting against. File 8701

- b. Community Development Director, Julie Christensen, presented a resolution approving the **2016 HOME Investment Partnership Budget**. In July 2001, the City of Beloit, Rock County and City of Janesville formed the Rock County HOME Consortium. This allows us to receive HOME funds directly from the Department of Housing and Urban Development (HUD) similar to CDBG.

- According to HOME Investment Partnership Program guidelines, 15 percent of the HOME funds must be allocated to a Community Housing Development Organization (CHDO). In this HOME agreement, it was determined that this 15 percent would be allocated to a CHDO in Beloit. This agreement also established that the City of Beloit would receive 19 percent of the Consortium dollars awarded.
- For 2016, we are estimating that the Consortium will receive \$434,924. Based on that budget, the City of Beloit's share would be \$82,635.56, and the CHDO share would be \$65,238.
- On September 29, 2015, the Community Development Authority (CDA) recommended that the City's dollars be used to fund the City's Housing Rehabilitation Revolving Loan Fund for owner-occupied properties and/or acquisition-rehab projects, and the CHDO dollars be used for acquisition-rehabilitation project(s) in Beloit.

Councilors Lubeke and De Forest made a motion to approve the resolution as presented. Motion carried unanimously, voice vote. File 8663

- c. Executive Director of the Downtown Beloit Association, Shauna El-Amin presented a resolution approving the **2016 Business Improvement District Operating Plan and Budget**. She highlighted the 2015 accomplishments of DBA stating there are 16 new businesses downtown resulting in new jobs. Several sing grants were issued. They were pleased to have 4 interns from Beloit College this year. Bushel and Peck received two CDBG grants to improve storefront and upper story development. The SNAP program at the Farmers Market was a success this season. Shauna reviewed the 5-year goals of their strategic plan with the council. They are working on the sale of businesses and developing new ones. They will continue to collaborate in 2016 with the community, the board and with businesses. The 2016 Budget summary shows income projections of \$346,174.08 and expenses of \$272,300.00. She welcomed questions from the Council members. Councilors De Forest and Hendrix made a motion to approve the resolution as presented. Motion carried unanimously, voice vote. File 8479

- d. Director of Parks and Leisure Services, Brian Ramsey, presented a resolution approving a **Schedule of Fees, Charges and Rates for the Big Hill Center** in the City of Beloit, Wisconsin. The City of Beloit acquired the former Girls Scout Service Center building in Big Hill Park in June of 2015. Since acquiring the building, minor renovations and repairs have been completed in order to appropriately prepare for using this facility as another venue that the general public can rent for their personal use and special events (i.e. birthday parties, weddings, meetings, etc). The Parks & Leisure Services Division plans to operate this facility

in a similar fashion as the Rotary River Center by providing the general public with rental options. Therefore, in order to begin marketing the facility and obtaining some possible rentals income before the end of the 2015, it will be necessary to establish a fee structure. The fees as outlined and proposed have been reviewed and recommended by the Park, Recreation and Conservation Advisory Commission.

- The proposed fee structure has been reviewed and recommended for approval by the Park, Recreation and Conservation Advisory Commission.
- The proposed fee structure includes differential rates for resident, non-residents, and for not-for-profit 501(c)(3) of the Internal Revenue Code) groups.
- Rental fees are expected to generate modest revenue which will assist in offsetting operational costs of the facility.
- Marketing strategies will include a separate brochure which will highlight the rental space and outline rental fees.
- Reservations will be accepted at the Leisure Services Office.

Councilors Luebke and Kincaid made a motion to approve the resolution as presented. Motion carried unanimously, voice vote. File 8649

- e. Finance and Administrative Services Director, Eric Miller, presented a resolution authorizing certain changes to the **2016 Schedule of Fees, Charges, and Rates** for the City of Beloit, Wisconsin. He explained that this resolution related to the Fees included in the 2016 proposed budget. These fees are reviewed and evaluated each year and adjustments are made in order to keep costs aligned with the expense to run the programs and services we offer. He noted that the most notable change is a 3% increase in waste water fees as well as a .50 cent SFU increase in storm water fees.

Councilors Hendrix and Kincaid made a motion to approve the resolution as presented. Councilor De Forest made a motion to amend the resolution by striking the rental permit fee because she believes the fee was increased as recently as three years ago. She stated that this fee helps pay for full time inspectors, of which she believes the City currently employs more than necessary. Motion failed for lack of a second. Motion to approve the resolution as presented carried on a voice vote of 6-1 with Councilor De Forest voting against. File 8695

- f. Finance and Administrative Services Director, Eric Miller, presented a resolution approving the **Operating Budgets, Appropriating Funds, and Levying Property Taxes necessary for the Operation and Administration of the City of Beloit for the Year 2016 including the 2016 Capital Improvement Budget, the Beloit Public Library Budget;** and further authorizing the City Treasurer to spread the City Property Tax along with the apportionments certified for other Jurisdictions upon the current tax roll of the City. Mr. Miller explained that this is the final step of the 2016 budget process is the result of months of planning and meetings, including a full day workshop and public hearing.

Councilor De Forest thanked Mr. Miller and his staff for the laborious work they have put into presenting a responsible budget for the City. Ms. De Forest feels strongly that if the City does not receive the COPS grant money that is being applied for, she will be adamant about addressing the needs of adequate police staffing through other options. While she remains optimistic about the grant, she wants to be on record stating that she will want to revisit if it doesn't come through in order to meet the needs of the department and the citizens. City Administrator Lori Luther wanted to publicly thank the department directors, division heads, finance staff and all employees for the significant work put into this document and she is proud to be a part of this team. She noted that while the financial position of the City continues to be difficult, having a room full of people dedicated to solutions made all the difference. Councilors Luebke and Sloniker made a motion to approve the proposed budgets as presented. Motion carried unanimously, voice vote. File 8695

- g. Director of Transit, Michelle Gavin, presented a resolution accepting **2015 Beloit Transit Development Plan**. The Federal Transit Administration (FTA) (49 U.S.C. 5303) requires all FTA funded activities to be included in a continuing, comprehensive, and cooperative (3C) multimodal transportation planning process. The TDP satisfies these requirements for the Beloit Transit System and should be updated every five years. Accepting the plan does not

automatically implement the plan's recommendations. Councilors Kelly and De Forest made a motion to approve the resolution as presented. Motion carried unanimously, voice vote. File 4410

- h. Public Works Director, Greg Boysen, presented a resolution calling on the **Governor and Legislature of the State of Wisconsin to release the State 2015-17 Budget full funding of the I-39/90 Expansion Project**. Mr. Boysen explained that the recently-passed budget constrained \$350 million in contingency bonding that could be applied to projects including the I-39/90 project. The legislature has not approved the release of the contingency funds which could help mitigate the announced two-year delay of the project. This resolution joins with other local governments in Rock County urging the Governor and the Legislature to release the bonding for full funding of the I-39/90 corridor project. Councilors Luebke and Kelly made a motion to approve the resolution as presented. Motion carried unanimously, voice vote. File 8558
- i. Councilors Luebke and Sloniker made a motion for the City Council to adjourn into closed session pursuant to Wis. Stats §19.85(1)(g) to discuss the possible settlement of pending personal injury litigation. Motion carried, voice vote. The Council proceeded into closed session at 8:00 pm. Councilors Hendrix and Kelly made a motion to reconvene into open session. Motion carried, voice vote. No further action was taken on this matter.
- j. Councilors Sloniker and Hendrix made a motion to adjourn the meeting at 8:23 p.m. Motion carried.

Lorena Rae Stottler, City Clerk

www.beloitwi.gov

Date approved by City Council: November 16, 2015

**RESOLUTION APPROVING A CLASS “B” BEER
AND “CLASS C” WINE LICENSE**

WHEREAS, an application has been received for a Class “B” Beer and “Class C” Wine License from The Noodle Shop, Co.-Colorado, Inc., d/b/a Noodles & Company, Charles M. Haug, Agent, for the property located at 2900 Milwaukee Road, Beloit, Wisconsin; and

WHEREAS, the Alcohol Beverage License Control Committee recommended approval of this Class “B” Beer and “Class C” Wine License for the remainder of the 2015-2016 license year.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Beloit does hereby approve a Class “B” Beer and “Class C” Wine License for The Noodle Shop, Co.-Colorado, Inc., d/b/a Noodles & Company, Charles M. Haug, Agent, for the property located at 2900 Milwaukee Road, Beloit, Wisconsin; and

Dated this 16th day of November 2015.

Charles M. Haynes, City Council President

ATTEST:

Lorena Rae Stottler, City Clerk



CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Application for a Class “B” Beer and “Class C” Wine License for The Noodle Shop, Co.-Colorado, Inc., d/b/a Noodles & Company, located at 2900 Milwaukee Road

Date: November 16, 2015

Presenter(s): Lorena Rae Stottler

Department: City Clerk

Overview/Background Information:

The Noodle Shop, Co.-Colorado, Inc., d/b/a Noodles & Company, has submitted an application for a Class “B” Beer and “Class C” Wine License for the property located at 2900 Milwaukee Road in the City of Beloit. The applicant intends to open a Noodles & Company restaurant.

Key Issues (maximum of 5):

1. McBain Enterprises Inc. owns the property. The applicant has provided proof of control over the premises through lease agreement prior to issuance of the license.
2. The Noodle Shop, Co.-Colorado, Inc. has appointed Charles M. Haug as the Agent. Mr. Haug is a resident of Wisconsin, as required by state law.
3. Arby’s previously occupied this location.
4. This application was reviewed by the ABLCC at their November 10, 2015 meeting and a motion to recommend approval passed on a vote of 5-0.
5. This license application is coming before the City Council for recommended approval at the November 16th regular meeting.

Conformance to Strategic Plan:

This project conforms to the City’s Strategic Plan Goals #2 and #5 – encouraging business development and private sector investment, and promoting high quality development in the City.

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** – The applicant intends to open a restaurant in an existing vacant building in the Milwaukee Street Corridor. This may bring additional people to the area and may spur additional economic development.

Action required/Recommendation:

Recommend that the City Council refer this application to ABLCC committee for consideration and recommendation.

Fiscal Note/Budget Impact:

\$50.00 Publication Fee paid. The \$200.00 license fee will be pro-rated for the remaining months in the licensing period and is due before issuance of license.

Attachments:

Application, Schedule for Appointment of Agent, Auxiliary Questionnaires

ORIGINAL ALCOHOL BEVERAGE RETAIL LICENSE APPLICATION

Submit to municipal clerk.

For the license period beginning _____ 20____ ;
ending 6-30 2016

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

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

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

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

- 2. Name (individual/partners give last name, first, middle; corporations/limited liability companies give registered name): The Noodle Shop, Co.- Colorado, 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	President/VP Assistant Secretary,	Paul Strasen,	6 White Alder,	Littleton, CO 80217
Vice President/Member				
Secretary/Member	Secretary,	David Boennighausen,	2593 Sunshine Canyon Dr.,	Boulder, CO 80302
Treasurer/Member	N/A			
Agent	Charles M. Haug	312 Columbus St,	Sun Prairie WI	53590
Directors/Managers	Director:	Paul Strasen		

- 3. Trade Name Noodles & Company Business Phone Number 720-214-1900
- 4. Address of Premises 2900 Milwaukee Road Post Office & Zip Code Beloit, 53511

- 5. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? Yes No
- 6. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? Yes No
- 7. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? Yes No
- 8. (a) Corporate/limited liability company applicants only: Insert state _____ and date _____ of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? Yes No **See Exhibit A**
- (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 **See Exhibit B**

(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, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) 2674 sq ft restaurant with 500 sq ft outdoor patio

- 10. Legal description (omit if street address is given above): n/a
- 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 they must hold a Wisconsin Seller's Permit? [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 31st day of AUGUST 2016

Rachel S. VonRivenburgh NOTARY PUBLIC (Official of Corporation/Member/Manager of Limited Liability Company/Partner/Individual)
STATE OF COLORADO
NOTARY ID # 20084032685
Paul Strasen/Officer
(Clerk/Notary Public) MY COMMISSION EXPIRES SEPTEMBER 29, 2018 (Officer of Corporation/Member/Manager of Limited Liability Company/Partner)

My commission expires SEPT 27, 2016

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

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>10-12-15</u>	Date reported to council/board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

Applicant's WI Seller's Permit No.: <u>456-0000830197</u>	FEIN Number: <u>84-1471163</u>
LICENSE REQUESTED ▶	
TYPE	FEE
<input type="checkbox"/> Class A beer	\$
<input checked="" type="checkbox"/> Class B beer	\$ <u>100</u>
<input checked="" type="checkbox"/> Class C wine	\$ <u>100</u>
<input type="checkbox"/> Class A liquor	\$
<input type="checkbox"/> Class A liquor (cider only)	\$ N/A
<input type="checkbox"/> Class B liquor	\$
<input type="checkbox"/> Reserve Class B liquor	\$
<input type="checkbox"/> Class B (wine only) winery	\$
Publication fee	\$ <u>50</u>
TOTAL FEE	\$ <u>250 Pd 10-12-15</u>

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

Submit to municipal clerk.

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

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

The undersigned duly authorized officer(s)/members/managers of The Noodle Shop, Co. - Colorado, 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 Noodles & Company
(trade name)

located at 2900 Milwaukee Road, Beloit WI 53511

appoints Charles M. Haug
(name of appointed agent)
312 Columbus St, Sun Prairie WI 53590
(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? 1+ years

Place of residence last year _____

For: The Noodle Shop, Co. - Colorado, Inc.
(name of corporation/organization/limited liability company)

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

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

ACCEPTANCE BY AGENT

I, Charles M. Haug, 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] 10/8/15
(signature of agent) (date)
312 Columbus St, Sun Prairie WI 53590
(home address of agent)

Agent's age _____

Date of birth _____

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

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

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

AUXILIARY QUESTIONNAIRE ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk.

Individual's Full Name (please print) (last name)		(first name)		(middle name)	
Boennighausen		David		James	
Home Address (street/route)		Post Office	City	State	Zip Code
2593 Sunshine Canyon			Boulder	CO	80302
Home Phone Number		Age	Date of Birth		Place of Birth
720-214-1900					St. Louis, MO

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/Director** of **The Noodle Shop, Co.- Colorado, 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? n/a
- 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. Please see attached list
(Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? Yes No
 If yes, identify.
(Name of Wholesale Licensee or Permittee) (Address By City and County)

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

Employer's Name	Employer's Address	Employed From	To
Noodles & Company	520 Zang St, Broomfield, CO 80021	06/2004	Present
May Dept Stores	611 OLIVE ST, ST LOUIS MO	06/00	08/01

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 1st day of SEPT, 2015
Roy
Rachel S. Von Rivenburgh
(Clerk/Notary Public)
 My commission expires SEPT 29 2016

[Signature]
(Signature of Named Individual)

RACHEL S. VON RIVENBURGH
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID # 20084032685
 MY COMMISSION EXPIRES SEPTEMBER 29, 2016



Wisconsin Department of Revenue

**RESOLUTION APPROVING A CLASS "B" BEER
AND "CLASS B" LIQUOR LICENSE**

WHEREAS, an application has been received for a Class "B" Beer and "Class B" Liquor License from Palermo Enterprises, d/b/a (name unknown), Nathan Lipps, Agent, for the property located at 648 Fourth Street, Beloit, Wisconsin; and

WHEREAS, the Alcohol Beverage License Control Committee recommended approval of this Class "B" Beer and "Class B" Liquor License for the remainder of the 2015-2016 license year.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Beloit does hereby approve a Class "B" Beer and "Class B" Liquor License for Palermo Enterprises, d/b/a (name unknown), Nathan Lipps, Agent, for property located at 648 Fourth Street, Beloit, Wisconsin.

Dated this 16th day of November 2015.

Charles M. Haynes, City Council President

ATTEST:

Lorena Rae Stottler, City Clerk



CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Resolution approving a Class “B” Beer and “Class B” Liquor License for Palermo Enterprise LLC, located at 648 Fourth Street

Date: November 16, 2015

Presenter(s): Lorena Rae Stottler

Department: City Clerk

Overview/Background Information:

Palermo Enterprise LLC, has submitted an application for a Class “B” Beer and “Class B” Liquor License for property located at 648 Fourth Street. The applicant intends to open a restaurant on the property. Council referred the application to the ABLCC at its November 2 meeting. The license will only cover the property at 648 4th Street – he also owns 658 4th Street but that property is not included in this license.

Key Issues (maximum of 5):

1. Peter Gabriele, owns the property and Palermo Enterprise LLC.
2. The restaurant, has appointed Nathan Lipps, of Sun Prairie as the Agent. Mr. Lipps is a resident of Wisconsin, as required by state law.
3. The ABLCC reviewed the application at their November 10, 2015 meeting and recommended approval on a vote of 5-0.
4. This license application is now before the City Council for recommended approval at the November 16th regular meeting.

Conformance to Strategic Plan:

This project conforms to the City’s Strategic Plan Goals #2 and #5 – encouraging business development and private sector investment, and promoting high quality development in the City.

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** – The applicant intends to open a restaurant. This may bring additional people to the area and may spur additional economic development.

Action required/Recommendation:

Recommend that the City Council refer this application to ABLCC committee for consideration and recommendation.

Fiscal Note/Budget Impact:

\$50.00 Publication Fee paid. The \$600.00 license fee will be pro-rated for the remaining months in the licensing period and is due before issuance of license

Attachments:

Application, Schedule for Appointment of Agent, Auxiliary Questionnaires

ORIGINAL ALCOHOL BEVERAGE RETAIL LICENSE APPLICATION

Submit to municipal clerk.

For the license period beginning 6/30/15 20 15 ending 6/30/16 20 16

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

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): Palecno Enterprise LLC

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

President/Member: Peter Labriole Title 2200 Riverside Dr Home Address Beloit, WI 53511 Post Office & Zip Code

Vice President/Member: _____

Secretary/Member: Maria Labriole 124 Bridgewood Ln Rockton, IL 61072

Treasurer/Member: _____

Agent: Nathan Lipps

Directors/Managers: Nathan Lipps (Manager)

- 3. Trade Name: _____ Business Phone Number: _____
- 4. Address of Premises: 648 4th Street, Beloit, WI Post Office & Zip Code: 53511

- 5. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? Yes No
- 6. Is the applicant an employee 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 6/14/15 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, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) Dining Room, Bar, Store Room
- 10. Legal description (omit if street address is given above): _____
- 11. (a) Was this premises licensed for the sale of liquor or beer during the past license year? Yes No
- (b) If yes, under what name was license issued? _____
- 12. Does the applicant understand they must file a Special Occupational Tax return (TTB form 6630.5) before beginning business? [phone 1-800-937-8864] Yes No
- 13. Does the applicant understand they must hold a Wisconsin Seller's Permit? [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 10th day of October, 20 15

Srenakar Nath
(Clark/Notary Public)

My commission expires 8-23-2019

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

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

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

PUBLIC TO BE COMPLETED BY CLERK

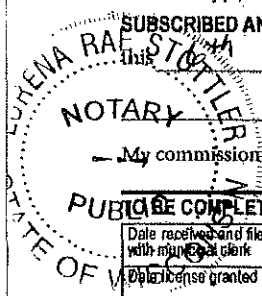
Date received and filed with municipal clerk	Date reported to council/board	Date provisional license issued	Signature of Clerk / Deputy Clerk
<u>10-6-15</u>			
Date license granted	Date license issued	License number issued	

26-4560935

Applicant's WI Seller's Permit No. FEIN Number:
456-1026787824-03

LICENSE REQUESTED	
TYPE	FEE
<input type="checkbox"/> Class A beer	\$
<input checked="" type="checkbox"/> Class B beer	\$
<input type="checkbox"/> Class C wine	\$
<input type="checkbox"/> Class A liquor	\$
Class A liquor (cider only)	\$ N/A
<input checked="" type="checkbox"/> Class B liquor	\$
<input type="checkbox"/> Reserve Class B liquor	\$
<input type="checkbox"/> Class B (wine only) winery	\$
Publication fee	\$ <u>50.00</u>
TOTAL FEE	\$

ad 10-6-15



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 Palermo Enterprise LLC
(registered name of corporation/organization or limited liability company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as

located at 648 4th Street (trade name) Beloit, WI 53511

appoints Nathan Lipps
(name of appointed agent)

1736 Gateway Blvd Apt 101
(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).
Domenicos Pizzeria Restaurant Beloit, 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? 6 years

Place of residence last year 2196 Riverside Dr Beloit WI 53511

For: Palermo Enterprise LLC
(name of corporation/organization/limited liability company)

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

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

ACCEPTANCE BY AGENT

I, NATHAN LIPPS, 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] 10/16/15 Agent's age _____
(signature of agent) (date)

1736 Gateway Blvd Apt 101 Date of birth _____
(home address of agent)

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

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

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

AUXILIARY QUESTIONNAIRE ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk.

Individual's Full Name (please print) (last name)		(first name)		(middle name)	
LIPPS		Nathan		Daniel	
Home Address (street/route)		Post Office	City	State	Zip Code
1736 Gateway Blvd #101			Beloit	WI	53511
Home Phone Number			Age	Date of Birth	Place of Birth
608 774 0062					Rochester, MN

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 Palermo Enterprise LLC
(Officer/Director/Member/Manager/Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

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

- How long have you continuously resided in Wisconsin prior to this date? 7 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. Domenico's Italian Ristorante
(Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employee 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
Beloit College	700 College St Box 1725	2006-10	2010
Subway	Kasson, MN Hwy 57	2004	2008

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

Subscribed and sworn to before me

this 22 day of Oct, 2015

[Signature]
(Clerk/Notary Public)

[Signature]
(Signature of Named Individual)

My commission expires 8-21-17



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Recycled Paper

AUXILIARY QUESTIONNAIRE ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk.

Individual's Full Name (please print) (last name)		(first name)		(middle name)	
Peter Gabriele		Vito			
Home Address (street/route)	Post Office	City	State	Zip Code	
2200 Riverside Dr		Beloit	WI	53511	
Home Phone Number	Age	Date of Birth	Place of Birth		
606 289 0843			Beloit, WI		

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

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

Peter Gabriele of Palermo Enterprise LLC
(Officer/Director/Member/Manager/Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

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

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

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

Employer's Name	Employer's Address	Employed From	To
Self Employed - Domenico, La Casa			
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.

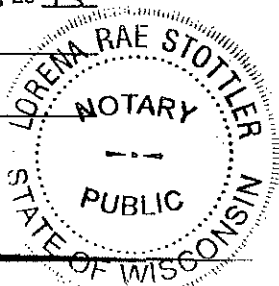
Subscribed and sworn to before me

this 6th day of October, 20 15

Lorena Rae Stotler
(Clerk/Notary Public)

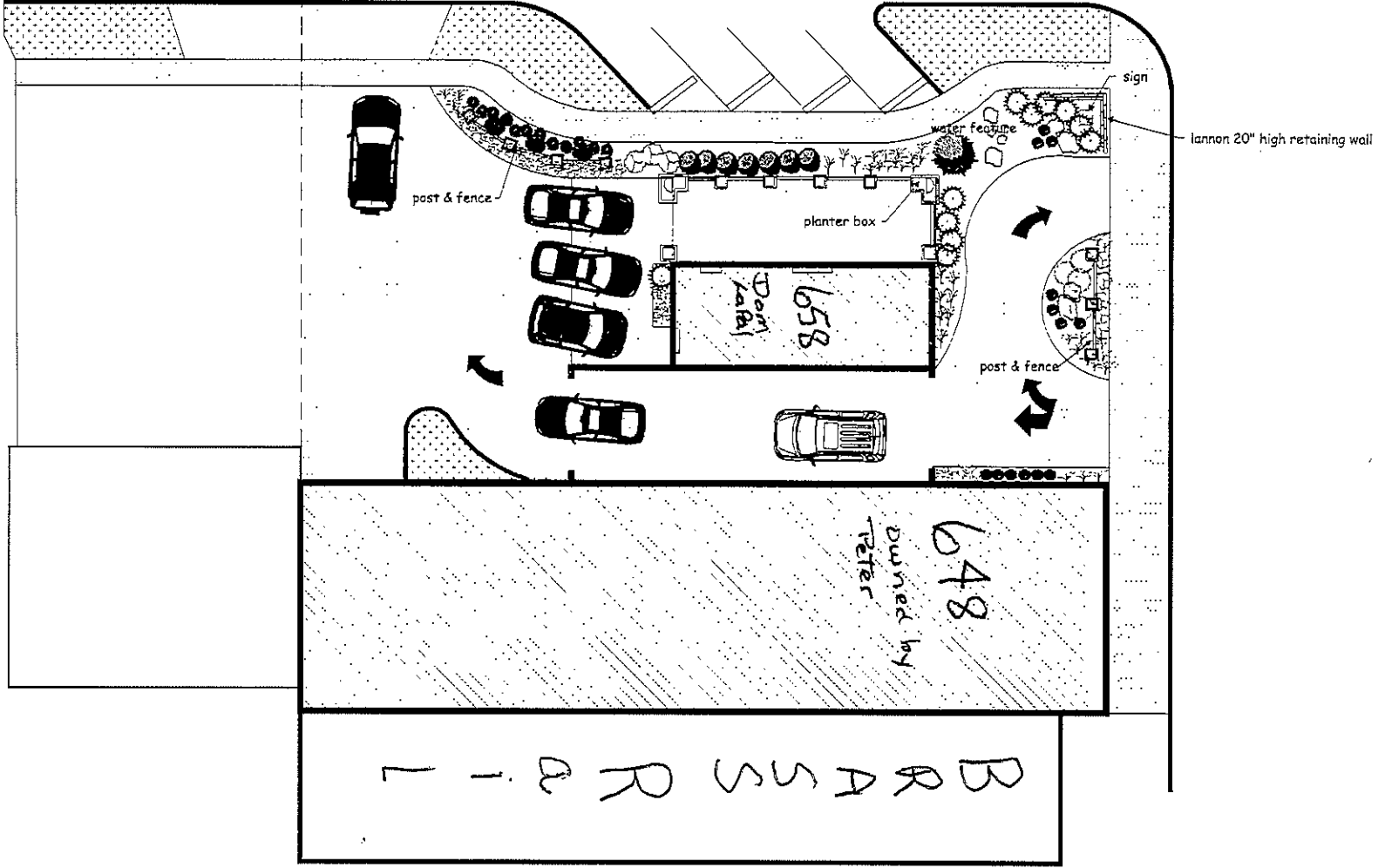
Peter V. Gabriele
(Signature of Named Individual)

My commission expires 8-23-2019



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Wisconsin Department of Revenue



CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Conditional Use Permit Application for the property located at 1230 House Street – Council Referral to the Plan Commission

Date: November 16, 2015

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

Marilyn Sloniker has filed an application for a Conditional Use Permit to allow a Religious Institution in an R-1B, Single-Family Residential District, for the property located at 1230 House Street.

Key Issues (maximum of 5):

- The applicant recently purchased the subject property and intends to operate Hope For All International Fellowship in the former Kiddie Ranch Afterschool building on the property.
- The applicant does not intend to make significant modifications to the existing building, and intends to utilize the adjacent public parking lot within Krueger Community Park when services are held.
- While Religious Institutions are permitted by-right in the PLI, Public Lands & Institutions District and higher density residential districts, they require a Conditional Use Permit in single-family districts.
- The application and a location map are attached to this report.

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

- Consideration of this request supports Strategic Goal #5.

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

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

Action required/Recommendation:

- Referral to the Plan Commission for the November 18, 2015 meeting
- This item will most likely return to the City Council for a public hearing and possible action on December 7, 2015

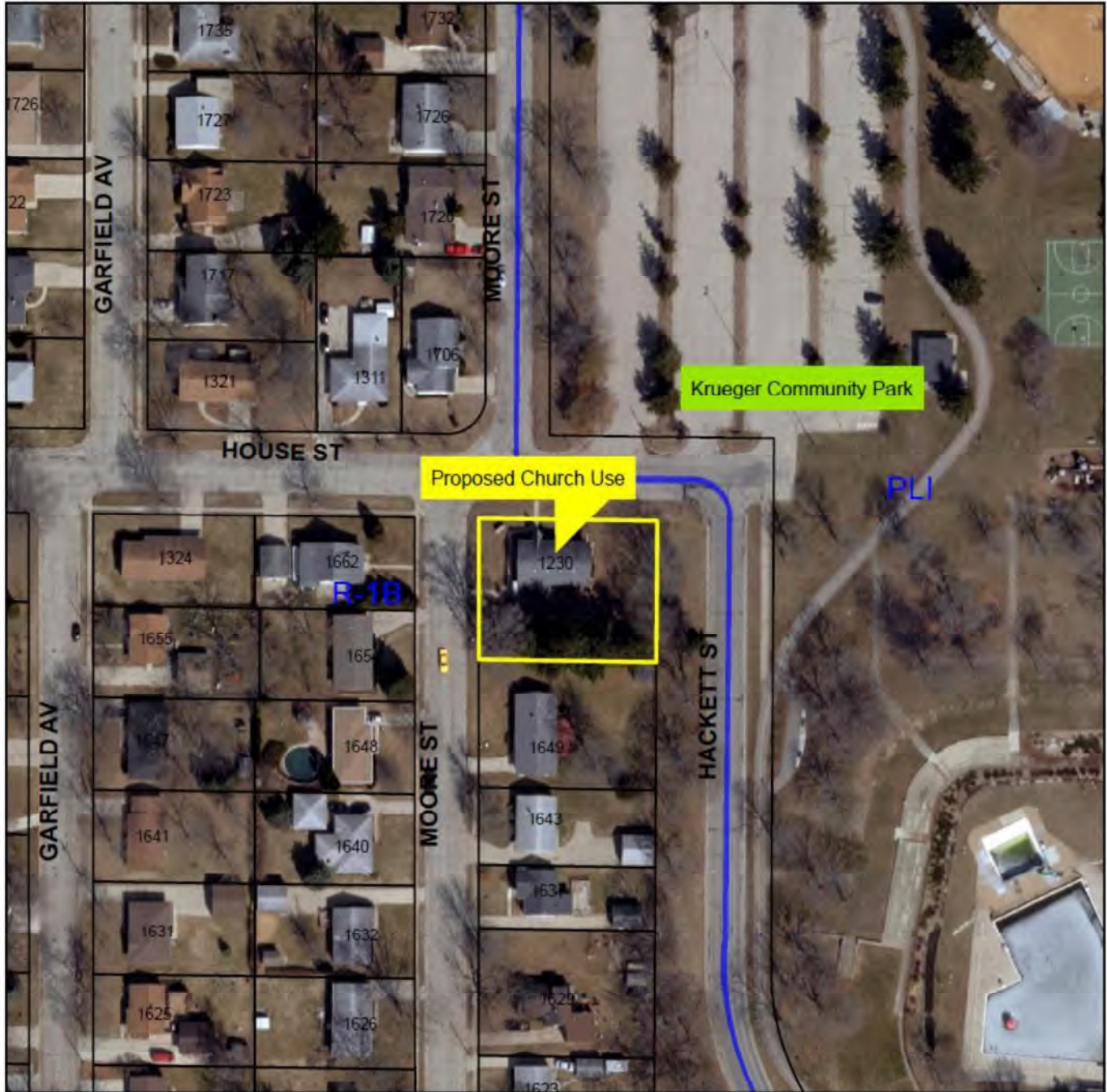
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map and Application

Location & Zoning Map

1230 House Street



CU-2015-11



1 inch = 111 feet

0 15 30 60 90 Feet

Legend

-  City Limits
-  Zoning District

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

PLANNING & BUILDING SERVICES DIVISION

CITY of BELOIT

Planning and Building Services Division

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

Conditional Use Permit Application

(Please Type or Print)

File Number: Cu-2015-11

1. Address of subject property: 1230 House St

2. Legal description: _____

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

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

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

3. Tax Parcel Number(s): 12720875

4. Owner of record: Hope For All International Fellowship Phone: 608-322-8457

1230 House St Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Marilyn Stoniker

1230 House St Beloit WI 53511
(Address) (City) (State) (Zip)

608-322-8457 / 1 mmsloniker@yahoo.com
(Office Phone #) (Cell Phone #) (E-mail Address)

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

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

A Conditional Use Permit for: church
in a(n) RIB Zoning District.

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

Principal use: church

Secondary use: community services

Accessory use: _____

9. Project timetable: Start date: Dec 8, 2015 Completion date: _____

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

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

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

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

Marilyn Sloniker / Marilyn Sloniker / 10/23/15
(Signature of Owner) (Print name) (Date)

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

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

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

To be completed by Planning Staff

Filing fee: \$275.00 Amount paid: \$275.00 Meeting date: Nov. 18, 2015

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

Application accepted by: Drew Partridge Date: 10/23/15

**RESOLUTION
AUTHORIZING FINAL PAYMENT OF PUBLIC WORKS CONTRACT C15-03
Concrete Pavement Repair**

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

WHEREAS, This project replaced broken pavement slabs at the intersection of Park Avenue and White Avenue; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City of Beloit City Council that Parisi Construction Co. Inc. be paid \$14,832.68 as the final payment for Public Works Contract C15-03 Concrete Pavement Repair as recommended by the City Engineer.

Dated at Beloit, Wisconsin, this 16th day of November 2015.

BELOIT CITY COUNCIL

Charles M. Haynes, President

ATTEST:

Lorena Rae Stottler, City Clerk

CITY OF БЕЛОIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Final Payment for Contract C15-03, Concrete Pavement Repair

Date: November 16, 2015

Presenter(s): Gregory Boysen

Department(s): Public Works/ Engineering

Overview/Background Information:

This project replaced broken pavement slabs at the intersection of Park Avenue and White Avenue.

Key Issues (maximum of 5):

1. The requirements of the contract have been completed to the satisfaction of the City.
2. The awarded contract amount was \$ 170,487.10
Quantity increases and change orders \$ 9,615.49
Net payment due contractor \$ 180,102.59
3. The City Engineer, City Attorney, and Director of Accounting recommend that a final payment be made to Parisi Construction Co. Inc.. in the amount of \$14,832.68.

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 and improving pedestrian safety on these 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, increasing pedestrian safety, 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:


Approval of the Resolution authorizing the Final Payment.

Fiscal Note/Budget Impact:

Adequate funding is available in the 2014 Capital Improvement Plan.

CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

TO: Mike Flesch

FROM: Andy Hill, Project Engineer 

DATE: October 12, 2015

SUBJECT: Final Payment Contract C15-03
Concrete Pavement Repair


The work on this project was completed on May 18, 2015. I have inspected the work and find it to be satisfactory and in compliance with the requirements of the contract. The contractor has asked for final payment. The project was inspected by city staff. The final payment quantities have been approved by the contractor.

The original contract amount was for \$170,487.10, and the final contract amount is \$180,102.59. The increase in cost was primarily due the City's desire to expand the project area beyond original limits in order to repair adjacent deterioration. A detailed variance report is attached. Payments to date under this contract total \$165,269.91, and all lien waivers from subcontractors are on file.

Therefore, I recommend a final payment in the amount of \$14,832.68 be made to Parisi Construction Co. Inc..

CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

TO: Andy Hill, Project Engineer

FROM: Elizabeth A. Krueger, City Attorney 

DATE: October ~~19~~²³, 2015

SUBJECT: **Final Payment Public Works Contract C15-03**
Parisi Construction Co. Inc.
Concrete Pavement Repair

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

/tdh
encs.

**RESOLUTION
AUTHORIZING FINAL PAYMENT OF PUBLIC WORKS CONTRACT C15-05
Sealcoating**

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

WHEREAS, This project maintained pavements through the application of sealcoating; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City of Beloit City Council that Fahrner Asphalt Sealers, LLC be paid \$6,442.80 as the final payment for Public Works Contract C15-05 Sealcoating as recommended by the City Engineer.

Dated at Beloit, Wisconsin, this 16th day of November 2015.

BELOIT CITY COUNCIL

Charles M. Haynes, President

ATTEST:

Lorena Rae Stottler, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Final Payment for Contract C15-05, Sealcoating

Date: November 16, 2015

Presenter(s): Gregory Boysen

Department(s): Public Works/ Engineering

Overview/Background Information:

This project maintained pavements through the application of sealcoating.

Key Issues (maximum of 5):

1. The requirements of the contract have been completed to the satisfaction of the City.
2. The awarded contract amount was \$ 146,839.28
Quantity decreases and change orders \$ -17,983.24
Net payment due contractor \$ 128,856.04
3. The City Engineer, City Attorney, and Director of Accounting recommend that a final payment be made to Fahrner Asphalt Sealers, LLC in the amount of \$6,442.80

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 enhances the quality of life in Beloit by improving the appearance and extending the service life on these 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, increasing pedestrian safety, 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:


Approval of the Resolution authorizing the Final Payment.

Fiscal Note/Budget Impact:

Adequate funding is available in the 2015 Capital Improvement Plan.

CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

TO: Mike Flesch

FROM: Andy Hill, Project Engineer 

DATE: October 13, 2015

SUBJECT: Final Payment Contract C15-05
Sealcoating


The work on this project was completed on June 30, 2015. I have inspected the work and find it to be satisfactory and in compliance with the requirements of the contract. The contractor has asked for final payment. The project was inspected by city staff. The final payment quantities have been approved by the contractor.

The original contract amount was for \$146,839.28, and the final contract amount is \$128,856.04. The decrease in cost was due to a reduction of the crackfill product required on blocks that City staff crackfilled. A variance report is attached. Payments to date under this contract total \$122,413.24, and all lien waivers from subcontractors are on file.

Therefore, I recommend a final payment in the amount of \$6,442.80 be made to Fahrner Asphalt Sealers, LLC


CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

TO: Andy Hill, Project Engineer

FROM: Elizabeth A. Krueger, City Attorney 

DATE: ~~April 1, 2015~~
October 28, 2015

SUBJECT: Final Payment Public Works Contract C15-05
Sealcoating
Fahrner Asphalt Sealers, LLC



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

/tdh
encs.

**RESOLUTION
AUTHORIZING FINAL PAYMENT OF PUBLIC WORKS CONTRACT C14-14
Eagles Ridge Pedestrian Path**

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

WHEREAS, This project constructed a 10' wide - 1900' long asphalt pedestrian path in Eagles Ridge Park.; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City of Beloit City Council that Corporate Contractors Inc. be paid \$3,877.54 as the final payment for Public Works Contract C14-14 Eagles Ridge Pedestrian Path as recommended by the City Engineer.

Dated at Beloit, Wisconsin, this 16th day of November 2015.

BELOIT CITY COUNCIL

Charles M. Haynes, President

ATTEST:

Lorena Rae Stottler, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Final Payment for Contract C14-14, Eagles Ridge Pedestrian Path

Date: November 16, 2015

Presenter(s): Gregory Boysen

Department(s): Public Works/ Engineering

Overview/Background Information:

This project constructed a 10' wide - 1900' long asphalt pedestrian path in Eagles Ridge Park..

Key Issues (maximum of 5):

1. The requirements of the contract have been completed to the satisfaction of the City.
2. The awarded contract amount was \$ 67,435.75
Quantity increases and change orders \$ 10,114.95
Final contract total \$ 77550.70
Outstanding payment due \$ 3877.54

The City Engineer, City Attorney, and Director of Accounting recommend that a final payment be made to Corporate Contractors Inc. in the amount of \$3,877.54

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 enhanced the quality of life in Beloit by upgrading Eagles Ridge Park.

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 path provides a great park amenity to residents on the far northeast part of the City.

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

Action required/Recommendation:

Approval of the Resolution authorizing the Final Payment.

Fiscal Note/Budget Impact:

Adequate funding is available in the 2011 Capital Improvement Plan.

CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

TO: Mike Flesch

FROM: Bill Frisbee, Storm Water Engineer

DATE: June 29, 2015

SUBJECT: Final Payment Contract C14-14
Eagles Ridge Pedestrian Path


The work on this project was completed on October 24, 2014. I have inspected the work and find it to be satisfactory and in compliance with the requirements of the contract. The contractor has asked for final payment. The project was inspected by city staff. The final payment quantities have been approved by the contractor.

The original contract amount was for \$67,435.75, and the final contract amount is \$77,550.70. The increase in cost was due to additional excavation for soft clay soils. Payments to date under this contract total \$73,673.16, and all lien waivers from subcontractors are on file.

Therefore, I recommend a final payment in the amount of \$3,877.54 be made to Corporate Contractors Inc.

CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

TO: William Frisbee, Storm Water Engineer

FROM: Elizabeth A. Krueger, City Attorney 

DATE: November 4, 2015

SUBJECT: **Final Payment Public Works Contract C14-14**
Corporate Contractors Inc.
Eagles Ridge Pedestrian Path

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

/tdh
encs.

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND SECTION 15.06(3)(a) & (b) OF THE CODE OF
GENERAL ORDINANCES FOR THE CITY OF БЕЛОIT RELATING
TO ALCOHOL POSSESSION AND CONSUMPTION, BUT NOT SALE,
OF FERMENTED MALT BEVERAGES OR WINE**

Section 1. Section 15.06(3)(a) and (b) of Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

- “(a) A permit for possession and consumption, but not sale, of fermented malt beverages or wine in Leeson, Big Hill, Telfer, Wootton, Summit, George Hilliard, Riverside Park and the Krueger recreation area, excluding the swimming pool, may be granted by the Division of Parks and Leisure Services but only to residents of the City, organizations, the majority of whose members are residents of the City, or to business organizations with a principal place of business in the City.
- (b) Application shall be made on a form provided by the Division of Parks and Leisure Services and shall set forth the name, address and age of the applicant, the date, time and place proposed for use and the number of persons to attend.”

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

Adopted this ____ day of November, 2015.

BELOIT CITY COUNCIL

By: _____
Charles M. Haynes, President

ATTEST:

By: _____
Lorena Rae Stottler, City Clerk

PUBLISHED: _____

EFFECTIVE DATE: _____

01-611100-5231-_____

tdh/ordinances/15.06(3)(a)&(b) = ORD 20151020 (15-1169)

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: An Ordinance To Amend Section 15.06(3)(a) & (b) of the Code of General Ordinances For the City of Beloit Relating To Alcohol Possession and Consumption, But Not Sale, of Fermented Malt Beverages or Wine

Date: November 16, 2015

Presenter: David B. Zibolski/Elizabeth A. Krueger **Department:** Police/Attorney

Overview/Background Information:

City ordinance allows the issuance of beer and wine picnic licenses for consumption or possession (and not sale) of beer or wine in the Leeson, Big Hill, Telfer, Wootton, Summit, George Hilliard, and Riverside Parks and the Krueger recreation area. The wine and beer permits are currently issued by the Police Department. Staff believes that it will be better customer service to move those responsibilities to the Division of Parks and Leisure Services. This will provide customers with a "one-stop shop" for renting park shelters and obtaining any desired permits. Parks staff will review and ensure the requirements of the ordinance are met prior to issuance.

Key Issues:

1. Current permits for beer and wine possession and consumption are required to be issued by the Police Department.
 2. Shifting the job responsibilities to the Division of Parks and Leisure Services will create a streamlined process for customers wishing to book park shelters and have the option of obtaining a beer or wine permit.
 3. Parks staff will review the requirements of the ordinance prior to issuance and will provide the police department with a list of issued permits.
-

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:

The ordinance has been reviewed by city staff and is recommended for approval.

Fiscal Note/Budget Impact:

This ordinance change does not impact the city's overall budget.

Attachments:

Proposed ordinance

November 16, 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 November 9, 2015:

Charles Haynes, President
Beloit City Council

Appointments

Landmarks Commission

Incumbent **Alex Blazer** to a term ending October 31, 2018

Incumbent **Ruth Vater** to a term ending October 31, 2018

PLEASE ANNOUNCE THE FOLLOWING VACANCIES

Alcohol Beverage License Control Committee (2 vacancies for residents)

Appointment Review Committee (4 vacancies for residents)

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

Board of Ethics (1 vacancy for former City Councilor, 5 vacancies for residents)

Board of Review (2 vacancies for resident; 2 vacancies [Alternate] for residents)

Community Development Authority (3 vacancies for residents)

Equal Opportunities Commission (2 vacancies for residents)

Municipal Golf Committee (1 vacancy for resident, 1 vacancy for youth representative)

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

**RESOLUTION ADOPTING REVISED GENERAL ADMINISTRATION POLICY
RELATED TO GRANT SUBMISSION, NOTIFICATION AND EVALUATION**

WHEREAS, in December 1995, the City Council for the City of Beloit adopted a general administration policy related to grant submission, notification and reevaluation; and

WHEREAS, the deadline for some grant opportunities may sometimes make it difficult to obtain city council authorization prior to the application deadline required by a grant program; and

WHEREAS, the revisions to the policy allow the City Manager to authorize the application for a grant where the application deadline occurs before city staff can present the item for council consideration; and

WHEREAS, the City Manager's authorization granted under this policy is conditioned upon taking the matter to council for consideration at its next regular meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Beloit does hereby adopt the amendments to the General Administration Policy related to Grant Submission, Notification and Evaluation as attached.

Adopted this 16th day of November, 2015

CITY COUNCIL OF THE CITY OF БЕЛОIT

Charles M. Haynes, President

Attest:

Lorena Rae Stottler, City Clerk

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City of Beloit General Administration Policy

GRANT SUBMISSION, NOTIFICATION AND EVALUATION

Issue Date December 18, 1995	Revision Date November 16, 2015	Pages 4
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Special Instructions

I. PURPOSE

This policy is created to establish a pre-submission procedure and evaluation process that encourages public comment on grants submitted by the city to public and private sources.

II. STATEMENT OF POLICY

When submitting requests for grant funding, it shall be the policy of the City of Beloit to solicit funds for programs that are consistent with the goals of the city, to administer grant funds in the most efficient way possible and to regularly evaluate the programs receiving such funding and to make such information readily available to the public for comment.

III. APPLICABILITY

This policy is applicable to all city departments and divisions unless exempted by the Council or other federal, state, and/or local ordinances. For example, the cooperation agreement between the Beloit Public Library and the City gives the Library Board authority to directly apply for aid and grants, but states that copies of all applications must be filed with the City.

IV. POLICY

Except for those grants described in section D, the application for and acceptance of all grants shall be approved by the City Council pursuant to this policy.

A. Initial Review

Prior to submission, a grant application must be reviewed by the appropriate department head, the Finance and Administrative Services Director and the City Manager. This review should include the following:

- 1) Consistency with overall program goals of the City;
- 2) Identification of local match and/or other budget funds needed;
- 3) Personnel requirements to implement objectives of the grant;
- 4) Opinion from Finance and Administrative Services Director regarding staff requirements to meet financial reporting requirements; and
- 5) Review of time line for implementing grant and required Council actions along with identification of responsible staff for program monitoring and fiscal monitoring.

B. Notice of Intent to Apply

- 1) Following the initial review and prior to City Council review of the request, a Notice of Intent to Apply shall be posted in the public notice bulletin board on the first floor of City Hall and on the city's website.
- 2) If the deadline for a grant application makes it impractical to seek council approval prior to submission of the grant application, the City Manager may authorize the submission of the application provided that approval for the grant application is submitted to the Council for consideration at its next regularly scheduled meeting. If Council does not authorize the approval of the grant application, it shall immediately be withdrawn.

C. Grant Authorization

- 1) The Department applying for the grant will provide the Council with a copy of the grant proposal and a written report identifying the five considerations listed in section IV A above.
- 2) The Council may determine that certain types of grants are routine in nature and/or annually renewable and may authorize submission for more than one year at a time or waive this requirement entirely by resolution.
- 3) Grants that have not been approved through the annual budget review approval process may require a budget amendment as part of the grant authorization.

D. Exceptions for Certain Grants

Grants identified and approved through the City's annual budget review approval process shall not require authorization pursuant to section IV, but shall be subject to the review and evaluation procedures outlined in sections V and VI.

V. REVIEW OF FINANCIAL AND REPORTING REQUIREMENTS

Once the grant has been approved by the funding agency, the department that requested the grant ("Grantee Department") shall forward the original grant award

document to the office of the City Clerk and to the City Manager who shall inform the City Council.

Prior to expenditure of any funds, the Grantee Department and the Finance and Administrative Services Department will review all procedures regarding the reimbursement of funds and staff assignments for financial and program reporting requirements.

Upon completion of the procedural review, the Accounting Division will establish the appropriate budget and notify the Grantee Department. A grant document file will be established and retained in the Accounting Division to include a copy of the original grant award, award modifications, budgetary information, and completed reimbursement, receipt and final report documentation.

The Grantee Department will be primarily responsible for meeting deadlines and complying with program requirements. The Accounting Department Division will assist the Grantee Department in the areas identified in the procedural review and during any audit process.

VI. EVALUATION

A. Financial Review. On a semi-annual basis, unless otherwise provided for in the grant award, the Grantee Department and the Finance and Administration Services Department will review the accuracy of expenditures, fulfillment of grant expenditure requirements and financial reporting requirements set forth by the funding agency. The Grantee Department shall provide copies of grant reporting documents upon request. A file of all reporting documents will be maintained by the Accounting Division.

B. Program Review. It is the responsibility of the Grantee Department to immediately report to the City Manager and the Finance and Administrative Services Director any financial discrepancy, deviation from or failure to meet grant objectives, or any issue that may threaten the viability of the grant program. The Grantee Department shall also immediately report to the City Manager and the Finance and Administrative Services Director any negative findings of an audit of the funding agency. All Grantee Departments shall report to the City Council the progress and impact of grant programs authorized through the annual budget review approval process.

VII. APPROVAL

This policy is approved by resolution of the City Council dated November 16, 2015 and is intended to supersede the policy of the same name approved by City Council dated December 18, 1995.

Dated this 16th day of November, 2015.

City Council of the City of Beloit

Charles M. Haynes, President

Attest:

Lorena Rae Stottler, City Clerk

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FILE NO. ⁷⁻²⁴⁴⁻ 7376

12-18-95

CITY OF БЕЛОIT

CITY COUNCIL POLICY STATEMENT

GENERAL SUBJECT: Administration

SPECIFIC SUBJECT: Grant Submission, Notification and Evaluation Procedure

OBJECTIVE: To establish a pre-submission procedure and evaluation process that encourages public comment on grants submitted by the city to public and private sources.

STATEMENT OF POLICY

When submitting requests for grant funding it shall be the policy of the city of Beloit to solicit funds for programs that are consistent with the goals of the city, to administer grant funds in the most efficient way possible and to regularly evaluate the programs receiving such funding and to make such information readily available to the public for comment.

GENERAL GUIDELINES:

A. DEPARTMENT AND CITY MANAGER REVIEW:

Prior to submission, any grant application must be reviewed by the appropriate department head and city manager. This review should include the following: 1.) Consistency with overall program goals of the City; 2.) Identification of local match and/or other budget funds needed 3.) Personnel requirements to implement objectives of the grant; 4). Opinion from Administrative Services Director regarding staff requirements to meet financial reporting requirements; and 5). Review of time line for implementing grant and required Council actions along with identification of responsible staff for program monitoring and fiscal monitoring.

B. NOTICE OF INTENT TO APPLY:

Following the departmental and city manager review, a Notice of Intent to Apply will be posted in the public notice bulletin board on the first floor of city hall. A copy of the Notice will also be given to the City Clerk. The Clerk will place a request for authorization on the agenda for the next council meeting. Every effort should be made to prepare the notice at the earliest possible time, but no less than 10 days prior to the council meeting unless unavoidable.

C. COUNCIL AUTHORIZATION:

Authorization to submit all grant applications must be approved by City Council. The Department applying for the grant will provide the Council with a copy of the grant proposal and a written report identifying the five points listed in Section A. The Council may determine that certain types of grants are routine in nature and/or annually renewable and may authorize submission for more than one year at a time or waive this requirement entirely.

D. REVIEW OF FINANCIAL AND PROGRAM REPORTING REQUIREMENTS:

Once the grant has been approved by the funding agency the grantee department will forward the original grant award document to the office of the City Clerk and to the City Council.

Prior to expenditure of any funds, the grantee department and the Administrative Services Department will review all procedures regarding the reimbursement of funds, and staff assignments for financial and program reporting requirements.

Upon completion of the procedural review, the Accounting Department will establish the appropriate budget and distribute to the grantee department for future reference. A grant document file will be established and retained in the Accounting Department to include a copy of the original grant award, award modifications, budgetary information, and completed reimbursement, receipt, and final report documentation.

The grantee department will be the primary responsible department for meeting deadlines and complying with program requirements. The Accounting Department will assist the grantee department in the areas identified in the procedural review, and during the yearly audit process.

E. EVALUATION:

1. Financial Review: On a semi-annual basis, the grantee department and the Administrative Services staff will review the accuracy of expenditures, fulfillment of grant expenditure requirements, and financial reporting requirements. An evaluation form will be initiated to include grant name, award amount, financial status, grant objectives and the status of those objectives.

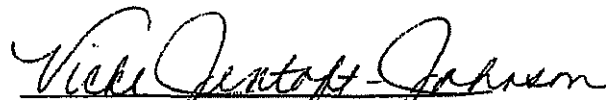
2. Program Review: On an annual basis, the grantee department and a committee established by the City Council will review grantee performance in meeting the objectives of the grant and the overall goals of the City. The review committee membership will consist of City Councilors, the City Manager, or designee, other staff and citizens. The objectives portion of the evaluation form will be completed during this review process.

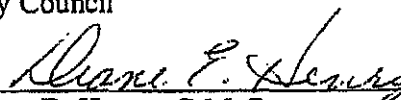
3. Evaluation Report: Upon completion of the financial and program reviews, the City Manager's office will provide a copy of the committee's evaluation reports and a summary of all grants received for the fiscal year to the City Council. This summary will also include a recommendation from the committee as to whether to continue the grant.

F. APPLICABILITY

This policy is applicable to all municipal departments/divisions unless exempted by the Council or other federal, state, and/or local ordinances. For example, the cooperation agreement between the Beloit Public Library and the City gives the Library Board authority to directly apply for aid and grants but states that copies of all applications must be filed with the City.

Dated this 18th day of December 1995.


Vicki Jentoft Johnson, President
City Council


Diane E. Henry, C.M.C
City Clerk

**RESOLUTION AUTHORIZING APPLICATION AND
ACCEPTANCE OF A COMMUNITY GRANT FROM THE WALMART FOUNDATION
FOR “SHOP WITH A HERO” PROGRAM AND
AMENDING THE 2015 GENERAL FUND OPERATING BUDGET FOR THIS GRANT PROGRAM**

WHEREAS, the Walmart Foundation offers a community grant program to offer grants to local organizations to support the needs of communities; and

WHEREAS, the City of Beloit’s police and fire departments have obtained grants from the Walmart Foundation for the purposes of offering the Shop with a Hero” program; and

WHEREAS, the grants are received just prior to the holiday season in order to provide opportunities for children in the community to have a positive interaction with local police officers and firefighters in a social setting; and

WHEREAS, the City of Beloit adopted the 2015 Operating Budget on November 3, 2014 which included the operating costs for Fire & Rescue Services and Police Services; and

WHEREAS, the Operating Budget for Fire & Rescue or Police Services does not include the revenue or appropriation for this grant program.

NOW, THEREFORE, BE IT RESOLVED that the City Manager of the City of Beloit is hereby authorized to apply for said grants and to execute any other documents necessary to effectuate the purpose of this resolution.

BE IT FUTHER RESOLVED that the 2015 General Fund Operating Budget for Fire & Rescue and Police Services be amended to permit the revenue and expenditure of funds from this grant program.

Revenue	Original	Amended	Difference
61666100-4393-35686	0	\$5,000.00	+\$5,000.00
EXPENDITURES	Original	Amended	Difference
61666100-5343-35686	0	\$5,000.00	+\$5,000.00

Adopted this 16th day of November, 2015.

City Council of the City of Beloit

Charles M. Haynes, President

Attest:

Lorena Rae Stottler, City Clerk

CITY OF BELOIT



REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: RESOLUTION AUTHORIZING APPLICATION AND ACCEPTANCE OF A COMMUNITY GRANT FROM THE WALMART FOUNDATION FOR "SHOP WITH A HERO" PROGRAM AND AMENDING THE 2015 GENERAL FUND OPERATING BUDGET FOR THIS GRANT PROGRAM

Date: November 16, 2015

Presenter: Chief David Zibolski & Fire Chief Brad Liggett **Department:** Police Department & Fire Department

Overview/Background Information:

The Police Department and Fire Department have received non-competitive grants for 12 years from Wal-Mart in support of the Shop with a Hero program. These grants are received just prior to the holiday season in order to provide opportunities for children in the community to have a positive interaction with local police officers and firefighters in a non-enforcement situation.

Key Issues:

1. This is a non-competitive grant with no financial exposure to the departments or the City of Beloit
 2. This is an annual grant to the departments for the purpose of community engagement activities; this grant will be included in the annual budget in the future, funds will only be expended to the maximum amount of grant received.
 3. This is a jointly coordinated with the Police and Fire Department personnel, including other community partners like the Town of Beloit Police and Fire Departments and the Madison Field Office of the FBI. This provides a broad opportunity for this positive interaction with the children and families in our community.
-

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

Approval of this request would conform with the departments community engagement activities. Enhancing the lives of young children through positive interaction with local law enforcement officers and firefighters is essential to our mission and values.

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:

Staff recommends approval.

Fiscal Note/Budget Impact:

There is no impact to the operating budget for the department. The grant is awarded and cash value purchases are utilized with the Children for gifts of their choice for a maximum value of \$35 per child. There is staff time require

Attachments:

Resolution Supporting and Authorizing the Acceptance of the Shop with a Hero Grant.

Notice of Intent To Apply

Walmart Foundation – Community Grant Program Information



CITY OF БЕЛОIT POLICE AND FIRE DEPARTMENTS



NOTICE OF INTENT TO APPLY FOR EXTERNAL FUNDING

DEPARTMENT: Fire Department & Police Department
DATE: November 5, 2015
FUNDING SOURCE: Walmart Foundation
NAME OF GRANT: Community Grant Program
AMOUNT of PROPOSED GRANT: \$2,500 for Police & \$2,500 for Fire
LOCAL MATCH REQUIREMENTS: NONE
APPLICATION PERIOD: February 1 - December 31, 2015
AWARD DATE: No later than 11/30/2015
PERFORMANCE PERIOD: 1 Day – “Shop with the Hero”
MAINTENANCE OF EFFORT: NONE

The Walmart Foundation offers a Community Grant program that the Police and Fire Department have utilized for the last 12 years to fund our annual “Shop with the Hero” Program. There is no required match. The department receives this cash value grant and utilizes the funds to help impoverished children shop for Christmas. Kids have the ability to shop for themselves or use the money to shop for loved ones. Each child will have the opportunity to shop with a Police Officer or Firefighter for a total value of \$35 per child. Police Officers and Firefighters support the program through donation of their time to shop with the children. This program is a valuable outreach opportunity to connect children with these dedicated public safety role models.

For more information please contact Fire Chief Brad Liggett at 608-364-2900 or examine the following Website, <http://giving.walmart.com/apply-for-grants/local-giving>.

**RESOLUTION AMENDING THE 2015 CAPITAL IMPROVMENTS BUDGET FOR THE PURCHASE OF
SELF CONTAINED BREATHING APPARATUS EQUIPMENT FOR TECHNICAL RESCUE**

WHEREAS, the City of Beloit adopted the 2015 Capital improvement Budget on November 3, 2014 which included the purchase of Personal Protective Equipment – Self Contained Breathing Apparatus; and

WHEREAS, the Fire Department replaced our Self Contained Breathing Apparatus Systems in 2015 through the Capital Improvements Budget; and

WHEREAS, the Fire Department received revenue from the third party sale of our old equipment; and

WHEREAS, the Fire Department needs to purchase additional equipment for Self Contained Breathing Apparatus Systems for Technical Rescue services; and

WHEREAS, the Operating Budget for Fire & Rescue Services is not sufficient to purchase this equipment;

NOW, THEREFORE, BE IT RESOLVED that the 2015 Capital Improvements Budget be amended to add for the purchase of this respiratory protection equipment with proceeds from the third party sale of old equipment, leftover proceeds from another capital project, and fund balance.

BE IT FURTHER RESOLVED that the City appropriate additional funds as follows:

FUNDING SOURCE	Original	Amended	Difference
P2911626-4416-2015	0	\$16,000	+\$16,000
P2911626-4900-2015	\$200,000	\$201,764	+\$1,764
29 – 4999	<u>\$0</u>	<u>\$3,236</u>	<u>+\$3,236</u>
TOTAL	\$200,000	\$221,000	+\$21,000

EXPENDITURES	Original	Amended	Difference
P2911626-5533-2015	\$200,000	\$221,000	+\$21,000

Dated at Beloit, Wisconsin, this 16th day of November, 2015.

City Council of the City of Beloit

Charles M. Haynes, President

Attest:

Lorena Rae Stottler, City Clerk

CITY OF BELOIT



REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: RESOLUTION AMENDING THE 2015 CAPITAL IMPROVMENTS BUDGET FOR THE PURCHASE OF SELF CONTAINED BREATHING APPARATUS EQUIPMENT FOR TECHNICAL RESCUE

Date: November 16, 2015

Presenter: Fire Chief Brad Liggett

Department: Fire Department

Overview/Background Information:

In 2015 the fire department purchased new self-contained breathing apparatus from a CIP project. We were not able to complete the project with the funds originally appropriated. We need an additional \$21,000 to finish the project. The old SCBA units were collected and sent to two different companies for re-sale by those companies. The fire department projected proceeds from these companies that totaled approximately \$16,000. We have already received \$10,114 and are expecting to receive another check for approximately \$5,900 in the next few weeks. An additional allocation of \$1,764 from other unexpended CIP projects and \$3,236 of fund balance in the capital improvements fund will help us complete the project.

Key Issues:

1. Due to increased costs attributed to changes in the SCBA standards in firefighting breathing apparatus the department wasn't able to include this equipment in the primary 2015 CIP Purchase.
 2. The equipment needed to complete this project is: 1200 feet of airline umbilical, 1200 feet of communication line, 12 low pressure air bottles, 2 pelican cases, 2 supplied air regulators for a total purchase of approximately \$21,000.
 3. The additional equipment would allow the technical rescue team to be in compliance with current NFPA respiratory protection standards, have directly wired communications where radio technology cannot penetrate, and the umbilical line will prolong the life of our in-line respirator system and communication line by protecting it from abrasion in the dangerous environments we work in.
 4. The purchase of this equipment was detailed within the original scope of the CIP Project.
-

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

This purchase conforms to our strategic plan in goals 1 and 3.

1. As an eco-municipality, focus on the sustainable stewardship of City resources, services and infrastructure; to protect both our built and natural environment and enhance the quality of life for current and future generations.
 3. Proactively partner with individuals and businesses to promote a safe and healthy community, minimize personal injury, prevent loss of life and protect property and natural 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:

Staff recommends approval.

Fiscal Note/Budget Impact:

There is no impact to the operating budget for the department. It is within policy for the proceeds received from the sale of this equipment will be used to purchase additional respiratory equipment once authorized by this resolution.

Attachments:

Resolution