



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

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
4. PUBLIC HEARINGS
 - a. Proposed Ordinance amending the 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 recommends denial 5-0. 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 recommends denial 5-0.
 - 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 recommends denial 5-0. First reading
 - d. Resolution Approving **Vacation of an Alley** between Johnson/Townline (Christensen) Plan Commission recommends approval 5-0.
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 December 7, 2015 (Stottler)
- b. Resolution Approving **Change of Agent** for Pilot Travel Center #289, located at 3001 Milwaukee Road, from David Hauck to Brenda K. Boss. ABLCC recommends approval 5-0. (Stottler)
- c. Resolution Approving a **Remembrance Garden in Horace White Park**, located at 825 E. Grand Avenue. Plan Commission recommends approval 6-0. (Christensen)
- d. Resolution Approving **Emergency Ambulance Service Agreement** with the Town of Turtle (Liggett)
- e. Resolution Approving **Emergency Ambulance Service Agreement** with the Town of LaPrairie (Liggett)
- f. Resolution Approving the **Appointment of Election Officials** for the 2016-2017 Election Cycle (Stottler)

- g. Resolution Declaring Official Intent to **Reimburse Expenditures** from Proceeds of 2016 Borrowing (Miller)
- h. Application for a **Certified Survey Map** for the property located at 2001 Gateway Boulevard. Refer to Plan Commission (Christensen)
- i. Application for a **Relocation Order** for Easements related to the Fourth Street Bridge Project. Refer to Plan Commission (Christensen)
- j. Resolution Authorizing **Final Payment** of Public Works Contract C15-07, Street Resurfacing (Boysen)
- k. Resolution Authorizing the City Manager to Apply for the **Visit Beloit Grant** (Christensen)
- l. Resolution Cancelling the January 4, 2016 Regular Meeting of the City Council (Luther)

7. ORDINANCES

- a. An Ordinance to Amend Section 1.14 of the Code of General Ordinances of the City of Beloit Pertaining to **Polling Places** (Stottler) First Reading
- b. An Ordinance to Amend Section 1.28(3), to Repeal Sections 1.51(3)(g) and (i) and to Create Sections 1.59 and 1.60 of the Code of General Ordinances of the City of Beloit pertaining to the **Human Resources and Information Services Departments**. (Luther) Second Reading
- c. An Ordinance to Amend the Future Land Use Map of the City of Beloit **Comprehensive Plan** to change the future land use designation for the property located at 20 Park Avenue from Community Commercial to General Industrial (Christensen) Second Reading
- d. An Ordinance to Amend the **Zoning District Map** 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 (Christensen) Second Reading
- e. An Ordinance to Create Section 15.06(1)(e) of the Code of General Ordinances for the City of Beloit relating to the Possession and **Consumption of Alcohol Beverages in Big Hill Center** (Ramsey) First Reading

8. APPOINTMENTS

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

10. CITY MANAGER'S PRESENTATION

11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Resolution approving 2016-2017 contract between the City of Beloit and the Humane Society of Southern Wisconsin, Inc. for **Animal Care and Shelter Services** (Zibolski)

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: December 16, 2015
Lorena Rae Stottler
City Clerk
City of Beloit
www.beloitwi.gov

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

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 – 1633 Keeler Avenue (Kolak Education Center)

Date: December 21, 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 33 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. Two petitions in opposition to this project are 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 and increasing daily traffic counts on local streets that are ill-equipped to absorb additional traffic.
- The Plan Commission held a public hearing to consider the requested amendment on December 9, 2015 and voted unanimously (5-0) 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 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 BELOIT COMPREHENSIVE PLAN**

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

WHEREAS, the 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 9th day of December, 2015.



James Faragher, Plan Commission Chairman

ATTEST:



Julie Christensen,
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: December 9, 2015

Agenda Item: 7

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 December 21, 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 33 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, the Plan Commission workshop on September 23rd, and the Plan Commission meeting on October 7th, the residents of the neighborhood expressed vehement and unanimous opposition to the proposed Plan amendment.
 - The neighbors have submitted a petition signed by 173 residents and a formal Zoning Protest Petition in

opposition to the applicant's proposed redevelopment.

- 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, 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 and creating evening & weekend activity & traffic.
- 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 is not advisable public policy.
- While it is true that Planning staff's “initial reaction” to the original 60-unit multifamily proposal in September involved a counter-offer that would have reduced the number of units to 33, that offer was rejected by the applicant and an unprecedented level of neighborhood opposition and a formal zoning protest petition have come to fruition during this planning process. Planning staff's appreciation of the adaptive reuse and historic preservation components of the project have been eclipsed by the opposition of literally hundreds of residents, who unanimously oppose this proposed land use change within their historic and diverse neighborhood. Comprehensive Planning requires the participation and support of residents in the future of their community, and clearly, the plan should not be amended in the face of vehement and unanimous community opposition.

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:

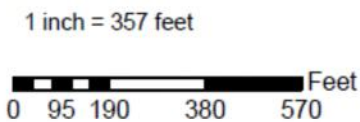
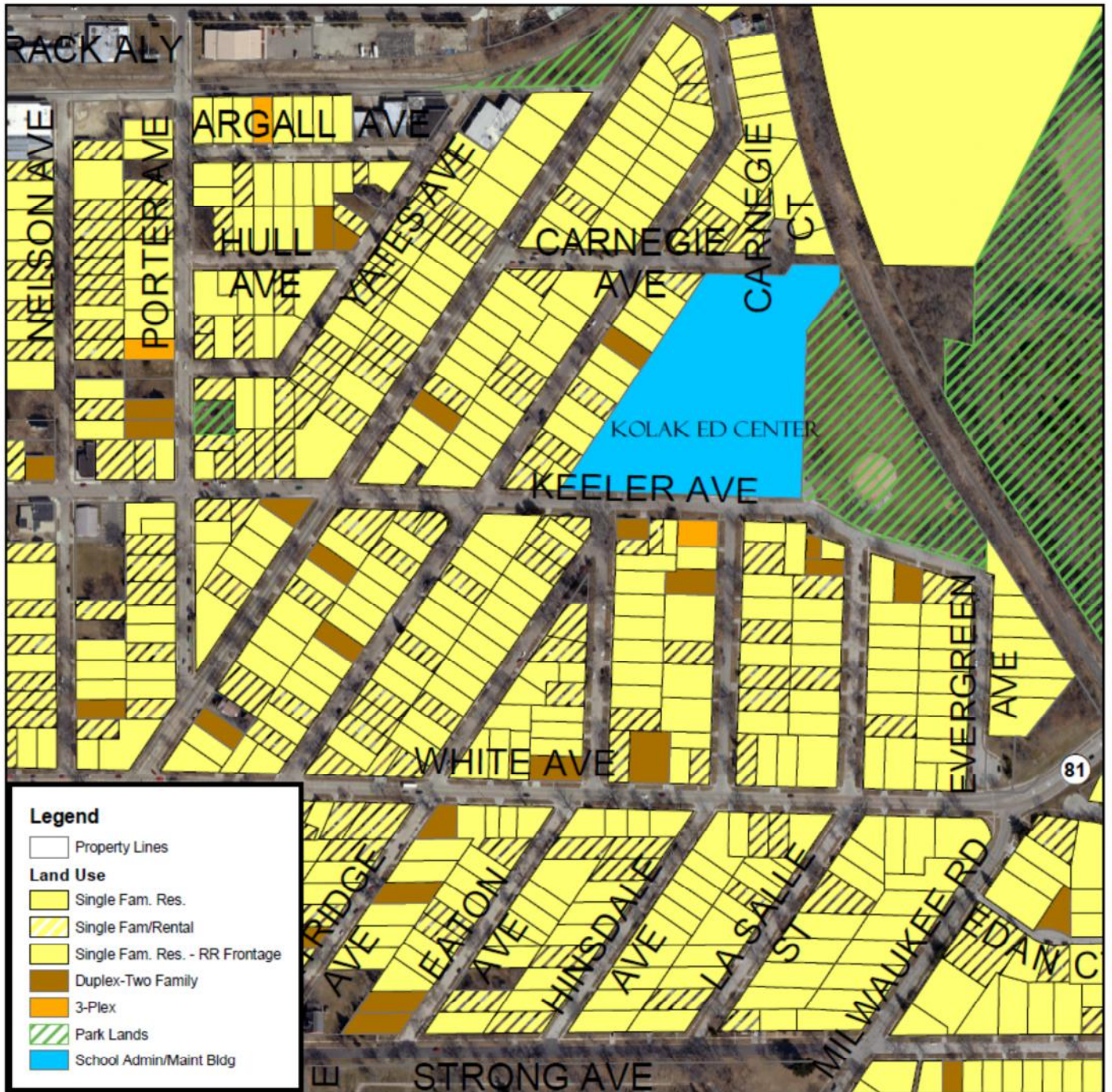
The Planning & Building Services Division recommends **denial** of the following proposed amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:

- 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



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)



Legend

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

Future Land Use Categories

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

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

0 0.25 0.5 1 Miles

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

City of Beloit
 Comprehensive Plan

Map 10:
 Future Land Use



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

November 17, 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 33 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, December 9, 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, December 21, 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: December 21, 2015

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

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

Key Issues (maximum of 5):

- The applicant has 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 33 dwelling units.
 - 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), a multifamily residential unit generates an average of 7.5 total trips per day. Therefore, the proposed 33-unit development would generate an average of 248 total trips per weekday, or 24% more than the weekday traffic generated by Kolak. Kolak does not currently generate any significant weekend traffic, whereas the proposed PUD would generate 150 to 200 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 December 9, 2015 and voted unanimously (5-0) to recommend denial of the PUD - Master Land Use Plan, based upon the standards in Section 2-402(g) of the Zoning Ordinance and inconsistency with the Comprehensive Plan.
-

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: December 9, 2015	Agenda Item: 8	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 33 housing units.
- 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 1999.
- **Comprehensive 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 requested 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, and the proposed PUD is 5.8 units per acre.
- **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 meetings on September 23rd and October 7th, 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 33-unit development would generate an average of 248 total trips per weekday, or 24% more than the weekday traffic generated by Kolak.

- Kolak does not currently generate any significant weekend traffic, whereas the proposed PUD would generate 150 to 200 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 meetings. 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.
 - **Neighborhood Petition:** The neighborhood has submitted a Neighborhood Protest Petition in opposition to the applicant's request. This petition is signed by 173 neighbors.
 - **Zoning Protest Petition:** Following the October 7th Plan Commission meeting, Planning staff received a 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 City Council members present on December 21st need to vote in favor of Commonwealth's application in order to approve the rezoning request from PLI to PUD.
- **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.**
 - **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, and by increasing daily traffic counts 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



PRELIMINARY SITE PLAN

DATE: 12/15/2015

PROJECT: 1633 KEELER AVENUE, COUNCIL REPORT

CLIENT: CITY OF KOLAK

DESIGNER: [Logo]

SCALE: 1" = 100'

PROJECT NO.: 15-001

DATE: 12/15/2015

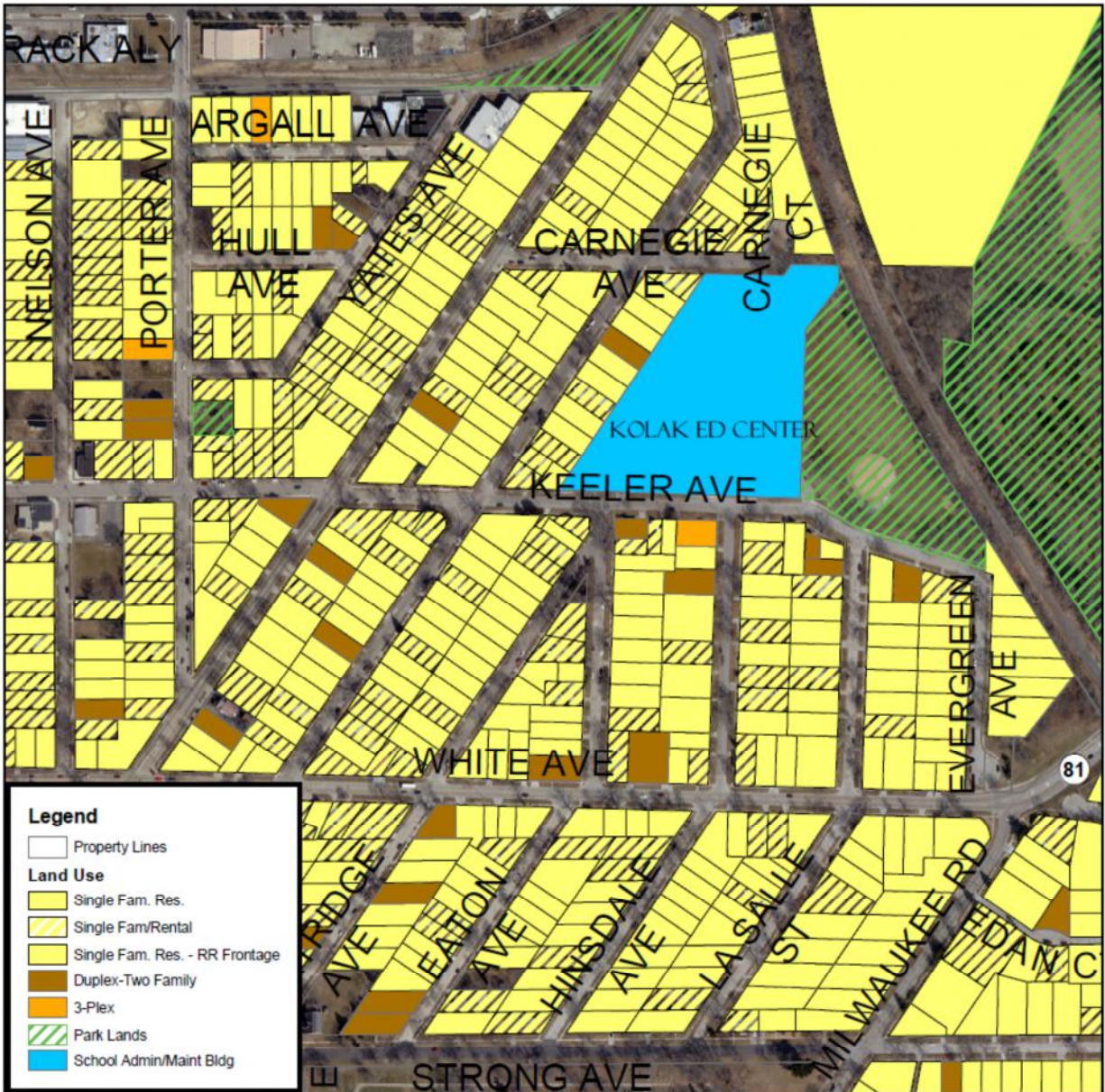
BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

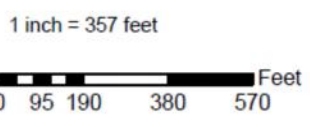
DATE: 12/15/2015

Kolak Area Land Use Map



Legend

- Property Lines
- Land Use**
- Single Fam. Res.
- Single Fam/Rental
- Single Fam. Res. - RR Frontage
- Duplex-Two Family
- 3-Plex
- Park Lands
- School Admin/Maint Bldg



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

<u>1633 Keeler Avenue</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
(Address)	(City)	(State)	(Zip)
6. Applicant's Name: Commonwealth Development Corporation

<u>54 East First Street</u>	<u>Fond du Lac</u>	<u>WI</u>	<u>54935</u>
(Address)	(City)	(State)	(Zip)
<u>920-922-8170</u>	<u>/</u>	<u>k.mcdonell@commonwealthco.net</u>	<u>/</u>
(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.

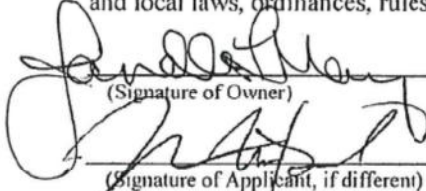
13. Project timetable: Start date: Late Summer 2016 Completion date: Summer 2017

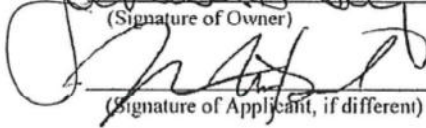
14. I/We) represent that I/we have a vested interest in this property in the following manner:

- () 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.


Donella Marotz
9/8/15
 (Signature of Owner) (Print name) (Date)


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

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

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

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



NOTICE TO THE PUBLIC

November 17, 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 33 housing 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, December 9, 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, December 21, 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 GLEICHNER 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 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 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: December 21, 2015

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

Commonwealth Development has submitted an application for a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands & Institutions District to PUD, Planned Unit Development District, for the 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 33 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:** The attached Zoning Protest Petition is 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 December 9, 2015 and voted unanimously (5-0) to recommend denial of this Zoning Map Amendment, based upon Section 2-304 of the Zoning Ordinance and inconsistency with the Comprehensive Plan.

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 of the proposed Ordinance

Fiscal Note/Budget Impact: N/A

Attachments: Ordinance and Staff Report to the Plan Commission (Including Petitions)

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: December 9, 2015	Agenda Item: 9	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 33 housing 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, creating night & weekend activity, and by increasing traffic levels 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: Zoning Protest Petition (18), Neighborhood Petition (13), Letters, Map, PUD Plan, Application, & Notice.

ZONING PROTEST PETITION

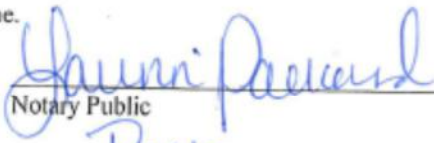
To the Beloit City Council:

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.


 Notary Public (SEAL)
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: KOAK 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.

Nakia Peterson
 Notary Public
Rock



My Commission Expires: July 29, 2019

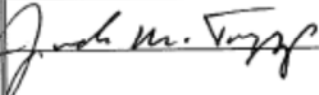
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①

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:
	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


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>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:
	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.

Peggy Crosby (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: 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
(day) (month) (year)
 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

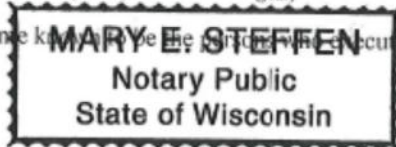
To the Beloit City Council:

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 Kroll View previous address)

STATE OF WISCONSIN)
) SS
COUNTY OF ROCK)

Personally came before me this 9th day of October, 2015, the above named, Math Finnegan to me known to be the person who executed 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: Kolak Center, 1633 Keeler, located in the City of Beloit, County of Rock, State of Wisconsin.

SIGNATURE:	PRINT NAME:	ADDRESS:
<i>Lynn Dresser</i>	Lynn Dresser	1355 Central Ave.

STATE OF WISCONSIN)
) SS
 COUNTY OF ROCK)

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

CINDY MITCHELL
 Notary Public
 State of Wisconsin

Cindy Mitchell (SEAL)
 Notary Public
Rock County, State of Wisconsin
 My Commission Expires: 4-23-2019

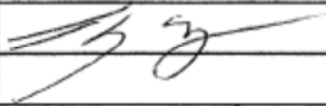
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(16)

ZONING PROTEST PETITION

To the Beloit City Council:

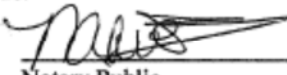
We, the undersigned property owners, do, pursuant to section 62.23(7)(d)(2m), Wis. Stats., hereby respectfully protest the proposed zoning change for the property commonly known as: 1633 Keeler Ave, located in the City of Beloit, County of Rock, State of Wisconsin.

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	<i>Elana Thalman</i>	Elana Thalman	1703 white Ave
2	<i>John Thalman</i>	John Thalman	1703 white Ave
3	<i>Mike Chiodi</i>	MIKE INNOCENTI	1707 WHITE AVE
4	<i>Dianna Irons</i>	Dianna Irons	1715 white Ave
5	<i>Peter Hacker</i>	PETER HACKER	1710 EVERGREEN AV
6	<i>Virginia Hacker</i>	VIRGINIA HACKER	" " "
7	<i>Selina Quinn</i>	Selina Quinn	1216 Evergreen Ave
8	<i>Angel Rees</i>	ANGEL REES	1221 Evergreen Ave
9	<i>Kris McGinnis</i>	Kris McGinnis	1225 Evergreen Ave
10	<i>Gerald B. Ferraris</i>	GERALD B. FERRARIS	1231 EVERGREEN
11	<i>Karen M. Hughes</i>	Karen M. Hughes	1239 Evergreen Ave.
12	<i>Frank Hughes</i>	FRANK HUGHES	1239 EVERGREEN AVE.
13	<i>Justin Presny</i>	Justin Presny	1241 Evergreen Ave
14	<i>Jacqueline Thompson</i>	JACQUELINE THOMPSON	1241 EVERGREEN AVE
15	<i>Tim Thompson</i>	TIM THOMPSON	1247 EVERGREEN
16	<i>Yvette Lalumière</i>	Yvette Lalumière	1253 Evergreen Ave
17	<i>Dick A. Martin</i>	DICK A MARTIN	1244 Evergreen Ave
18	<i>Dannan Hudson</i>	Dannan Hudson	1232 Evergreen Ave
19	<i>Mark P. Hudson</i>	Mark P. Hudson	1232 Evergreen Ave.

Signatures collected by: *Jas 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 Schriber</i>	Tim Schriber	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 MASON	1402 Carnegie Ct.
5		Janice Marshall	1406 Carnegie Ct
6		John Steffens II	1406 Carnegie Ct
			
7		TERRI CARRINO	1410 CARNEGIE CT
8		Alex Pounder	1329 Central Ave
9		MARCO 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 ^{wickende}	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: Jas 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		OWEN MOLIQUE	1406 CENTRAL AV
2		George Weatherall Jr.	1358 Central Ave
3		Pamela Weatherall	1358 Central Ave
4		ROBERT COLLINS	1342 Central L
5		Vickie Collins	1342 Central
6		Keri Smith	1334 Central Ave
7		Carol Smith	1334 Central Ave
8		Jalwala Dumas	1310 Central Ave.
9		ROBERT STELTER	1304 CENTRAL AVE
10		Anthony Glenn	1315 Central
11		MARTHA M	1416 Central Ave
12		Jo Ann Tangney	1427 Central Ave
13		Debra L Willing	1420 Central Ave
14		Gloria J Barber	1423 Central Ave
15		ROBERT NADOWSKI	1410 Central Ave
16		Lucia Corona	1323 Central Ave
17		Sara Servin	1270 Central Ave
18		Jose Alzao	1264 Central Ave
19		Diane Arias Polo	1256 Central Ave

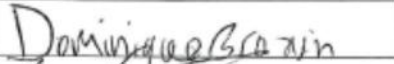


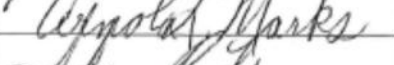

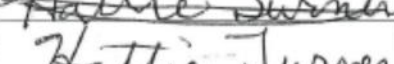
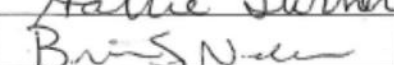
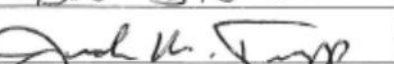
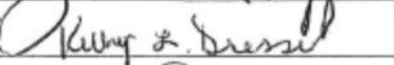
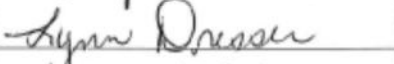
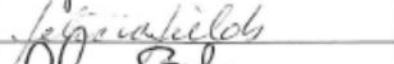

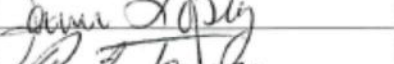
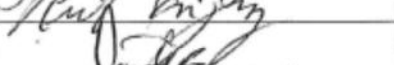


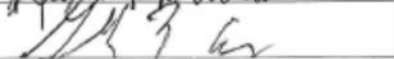


Signatures collected by: Jas M. Brubaker

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		Dominique Brown	1256 Central Ave
2		Gabriel	1250 Central Ave
3		Maisha Ann	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



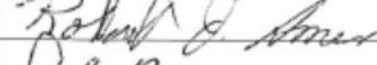

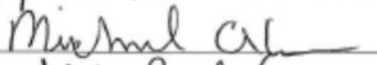
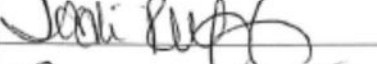

Signatures collected by: Jais M. Brooks

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 PUFF	1234 Central Ave.
8		Lorenzo Servin	1608 Carnegie Ave
9	Amber Dorte	Amber Dorte	1545 Keeler Ave.

Signatures collected by: Jas M. Brooks
 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		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		Natalie Sandell	1244 Partridge Ave
7		Brent Hopper	1244 Partridge Ave
8		ROGER GLEICHNER	1256 PARTRIDGE AVE
9		José Gaytan	1260 Partridge Ave.
10		DONALD C. WRIGHT	1264 PARTRIDGE
11		Greg Wright	1264 Partridge
12		MARK McJURY	1270 Partridge
13		Israel Cook	1272 PARK RIDGE
14		David F. Dolin	1251 Partridge Ave
15		REBECCA A. NORTHROP	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		SAMANTHA 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	<i>Judy Felder</i>	JUDY FELDER	1223 PARTRIDGE
2	<i>Carol M. Allen</i>	CAROL M. ALLEN	1230 Partridge
3	<i>Ralph Berkley</i>	Ralph Berkley	1210 Partridge
4	<i>Debra Young</i>	Debra Young	1509 White Ave
5	<i>Mark Wheeland</i>	Mark Wheeland	1214 Partridge Ave
6	<i>Emily Riley</i>	Emily Riley	1234 Partridge ave
7	<i>Mark Wold</i>	Mark Wold	1206 Partridge Ave
8	<i>Zach Hill</i>	Zach Hill	1231 Partridge Ave

Signatures collected by: *Marie A. Batterma*
1220 Partridge Ave. Beloit
 Date: Oct. 1-3, 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		Angel Perez Hernandez	1279 Central Ave Beloit
2		STEVEN CHRISTIANSEN	1275 CENTRAL AVE
3		Aleasha Delgado	1271 Central Ave
4		ROGER HARSBARGER	1261 CENTRAL AVE
5		Vanessa A. McBuff	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 Hammett	1225 Central Ave

Signatures collected by: Maria A. Battina
 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
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 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 Nomy</i>		1232 Radalle
<i>Johan Clayton</i>	Johan Clayton	1204 LaSalle St.
<i>Paula Kindzsch</i>	Paula Kindzsch	1244 LaSalle St.
<i>Pam Kindzsch</i>	Pam Kindzsch	1244 LaSalle St.
<i>Dale F. Kindzsch</i>	Dale F. Kindzsch	1244 LaSalle St.
<i>Colleen Dunn</i>	Colleen Dunn	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: Johan M Clayton
 Date: 10-3 + 10-4 - 2015



From:
Mark and Gillian Batterman
1220 Partridge Ave.
Beloit, WI 53511

To: City of Beloit Plan Commission

December 1, 2015

The most recent proposal from Commonwealth Development for the conversion of the Kolak Education Center is as unacceptable as their two previous proposals. From the very first proposal the neighborhood's opposition focused most fiercely on the 34 units in the building; now they are proposing 33 units, which is hardly any difference.

City Council President Charles Haynes has told us that the Beloit School District says it will simply abandon the Kolak Center and allow it to become derelict if the city council does not in effect allow them to sell it to Commonwealth Development. This is blackmail. Please disregard this blackmail when making your decision. Disregard it for three reasons. Firstly, if you give in to blackmailers, they return with more outrageous suggestions; who knows what the School District may ask for as they try to rid themselves of other schools! Secondly, if this falls through, the school system may succeed in finding other uses for the building which would be acceptable. And finally, please disregard their blackmail because we find it impossible to believe that the Beloit School Board would allow such a disgracefully irresponsible action; the School Board members are our elected representatives charged with doing well for the whole City of Beloit, and allowing the building to become derelict would blight a whole neighborhood.

Why are we and most people in the neighborhood so opposed to redeveloping Kolak into a high density apartment complex? Because we feel it will change the nature of our neighborhood. Ours is a neighborhood of single family homes. Many of us have lived here for a large part of our lives. Our houses are older, and need significant, regular maintenance. Many of us have happily put much time, energy and money into maintaining and improving our homes. We stay here because we like the neighborhood, our neighbors, our homes, our yards. Ours is the type of neighborhood, like others in Beloit, where something can easily cause it to degenerate fast, something we all worry about. This is the bottom line for the neighborhood's opposition to the proposal to convert Kolak into a large number of apartments: we fear that a large influx of renters, who have no allegiance to the neighborhood, concentrated in one building, will bring about this degeneration.

Why are we so concerned about large apartment blocks? Beloit does not have a good history with them. For example, the apartments on Park Avenue, the Freeman Apartments, and the Fairbanks Flats all had tremendous social problems, with constant police visits, before they were finally condemned and redeveloped. While Commonwealth may indeed be excellent landlords, as they claim, how long will they own the apartments? What happens when the conversion of Kolak gets worn and tired? (Kolak was never a quality building, and according to the School District's analysis, it needs constant, expensive upkeep). Who will be the tenants once the apartments start to deteriorate? How will the neighborhood cope with the kinds of problems experienced in those other apartment complexes in Beloit? Won't there be neighborhood flight by those who are able to flee? Thus, another problem neighborhood could develop in Beloit.

We understand that Commonwealth Development is using typical unfair and underhanded developer tactics to wear down opposition. They start with a large initial proposal which stands little chance of success. Then comes a second proposal which is smaller. If this still seems unlikely to pass, they submit another slightly scaled down version, at the last minute. This strategy wastes the time and energy of all concerned: neighbors, Beloit's Planning and Building Services, Plan Commission members, and City councilors. Developers know that citizens run out of energy for continuing to show their opposition, and that Planning Departments and City Councils have many other issues to deal with. Commonwealth is probably relying on this typical strategy to get the zoning change passed.

If Commonwealth Development achieves a zoning change to PUD, the issue of redeveloping Kolak is still not finished. Commonwealth then negotiates the specifics of the redevelopment with the City Council. They are liable to continue to wear citizens and councilors down until they get the development plan that they truly want. Who knows what that plan may look like!

We therefore ask you to let Commonwealth Development know at your December 9th meeting that, like most people in the neighborhood, the Beloit Plan Commission is opposed to the redevelopment of Kolak into a high density apartment complex. We ask you to recommend denial of their request for rezoning Kolak to PUD, with 33 units in the building.

Thank you for your attention,

Mark and Gillian Batterman

December 2, 2015

To the members of the Beloit City Plan Commission:

My name is Tom Brooks and my wife, Lois, and I live at 1221 LaSalle Street. As far back as August, we have been attending meetings regarding the Commonwealth Development proposal to redevelop Kolak Education Center into multi-family housing. With help from others in the neighborhood, we have turned in over 170 signatures from residents protesting the proposal, encouraged and assisted the property owners that live within 100 feet of the Kolak property to have zoning protest petitions notarized and approved by city staff, and have spoken at Plan Commission and City Council meetings. Unfortunately, we will not be able to attend the December 9th Plan Commission meeting since we will be out of town.

I am writing now to let you know we are ***still opposed*** to the latest proposal for a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands & Institution District to PUD, Planned Unit Development District, for the property located at 1633 Keeler Avenue.

We are opposed to the amendment, not because we are against any type of redevelopment at the Kolak Center but because the proposed development, initially slated for 60 units, which the developer stated were all necessary to make the project viable, but then changed to 40 units just before the October 7, 2015 Plan Commission review, and then changed again to 33 units right before the November 16, 2015 City Council meeting, would still, in our opinion – to borrow language from one of the staff reports – ***dramatically change the character of the established immediate neighborhood***. This will not be a change for the better.

We believe that the impacts of the proposal, even with the latest, small adjustment to the number of units, will still:

- Change the long-established character of the neighborhood
- Change the ability to utilize the public park and open space at Kolak
- Increase traffic on streets unable to handle **any** additional traffic
- Set a precedent for “spot” zoning that is inconsistent with the adopted Comprehensive Plan

In their numerous reports, we believe that City Staff have gone into great detail regarding each of these items. However, there is one more item that we would like to address. While not directly tied to the decision to approve or deny the proposal, we believe it is an important part of the decision-making process.

There have been many rumors about what might happen if the proposal is denied. Foremost, is that the school district is ready to “walk away” from Kolak. However, we believe that if the developer is not able to get the zoning change requested, and that if they pull their offer to purchase, it will give the neighborhood an opportunity to petition the school district to leave the administrative offices at 1633 Keeler Avenue. The school district has held community meetings proposing to spend millions of dollars for new offices. If that is to happen, we would like to see that taxpayer money stay in our neighborhood. If that did not work out, there are other potential community uses for the building. During our petition collection process, some of the suggested uses included; senior housing, assisted-living housing, senior services center, veterans assistance center, and a public-private partnership where the school district could have a shared-use agreement with other tenants.

Whether it is the 170+ people that signed the neighborhood protest petition, the 18 property owners that turned in the notarized zoning protest petition, or the many folks that have spoken at multiple meetings, a unified, over-whelming, majority of residents oppose the proposal to redevelop the Kolak Education Center into multi-family housing. Lois and I agree and encourage you to deny the Zoning Map Amendment to change the zoning district classification from PLI, Public Lands & Institution District to PUD, Planned Unit Development District and any associated resolutions and/or amendments.

Thank you.

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



PRELIMINARY
SITE PLAN

NOTES:

1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE CLIENT HAS REPRESENTED THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED.
3. THE CLIENT HAS REPRESENTED THAT ALL NECESSARY UTILITIES HAVE BEEN LOCATED AND DEPTH DETERMINED.
4. THE CLIENT HAS REPRESENTED THAT ALL NECESSARY ADJACENT PROPERTY OWNERS HAVE BEEN NOTIFIED AND THEIR CONCERNS ADDRESSED.
5. THE CLIENT HAS REPRESENTED THAT ALL NECESSARY ADJACENT PROPERTY OWNERS HAVE BEEN NOTIFIED AND THEIR CONCERNS ADDRESSED.
6. THE CLIENT HAS REPRESENTED THAT ALL NECESSARY ADJACENT PROPERTY OWNERS HAVE BEEN NOTIFIED AND THEIR CONCERNS ADDRESSED.
7. THE CLIENT HAS REPRESENTED THAT ALL NECESSARY ADJACENT PROPERTY OWNERS HAVE BEEN NOTIFIED AND THEIR CONCERNS ADDRESSED.
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9. THE CLIENT HAS REPRESENTED THAT ALL NECESSARY ADJACENT PROPERTY OWNERS HAVE BEEN NOTIFIED AND THEIR CONCERNS ADDRESSED.
10. THE CLIENT HAS REPRESENTED THAT ALL NECESSARY ADJACENT PROPERTY OWNERS HAVE BEEN NOTIFIED AND THEIR CONCERNS ADDRESSED.

PRELIMINARY
 NEWBUILDING & REMODELING FOR:
ROOSEVELT ELEMENTARY SCHOOL
 1633 KEELER AVE.
 BELLEVILLE, WI 53511

COMMONWEALTH
 CONSTRUCTION CORPORATION
 916 FIRST STREET, FOND DU LAC, WI 54601
 (920) 822-8170 FAX: (920) 822-8171

M+A DESIGN, LLC
 515 WEST FOND DU LAC
 FOND DU LAC, WISCONSIN 54601
 LPT@MADDESIGNLLC.COM (920) 822-8170

11-11-2015

DATE: 11/11/15
 SHEET: 21
 OF: 21
C1.0

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

- Address of subject property:** 1633 Keeler Avenue, Beloit, WI 53511
- 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.
- Tax Parcel Number(s):** 12531960
- Owner of record:** School District of Beloit Phone: 608-361-4000

<u>1633 Keeler Ave</u>	<u>Beloit</u>	<u>WI</u>	<u>53511</u>
<small>(Address)</small>	<small>(City)</small>	<small>(State)</small>	<small>(Zip)</small>
- Applicant's Name:** Kevin McDonell

<u>54 East First Street</u>	<u>Fond du Lac</u>	<u>WI</u>	<u>54935</u>
<small>(Address)</small>	<small>(City)</small>	<small>(State)</small>	<small>(Zip)</small>

<u>920-922-8170</u>	/	<u>k.mcdonell@commonwealthco.net</u>
<small>(Office Phone #)</small>	<small>(Cell Phone #)</small>	<small>(E-mail Address)</small>
- THE FOLLOWING ACTION IS REQUESTED:**
Change zoning district classification from: PLI to: RS P4D D
All existing uses on this property are: School Administration/Maintenance Building

- All the proposed uses for this property are:**
Principal use(s): Low-Density Multifamily Residential

Secondary use(s): _____

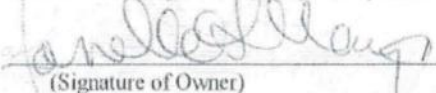

Accessory use(s): _____

() 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

November 17, 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 33 housing 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, December 9, 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, December 21, 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.

**RESOLUTION APPROVING THE VACATION OF AN UNNAMED EAST-WEST ALLEY
LOCATED BETWEEN THE NINE HUNDRED BLOCKS OF JOHNSON STREET AND
TOWNLIN AVENUE IN THE CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN**

WHEREAS, the City Council of the City of Beloit, Rock County, Wisconsin has considered whether to discontinue and vacate an unnamed east-west alley located between the nine hundred blocks of Johnson Street and Townline Avenue in the City of Beloit, Rock County, Wisconsin; and

WHEREAS, the City Council of the City of Beloit deems such proposal to be in the public interest and a proper matter for consideration by the City Council, as provided by Wisconsin Statutes; and

WHEREAS, easements for public utilities on, over, under, and through the entire vacated area are hereby reserved and continued to allow the continued operation, installation, repair, inspection, replacement, relocation, maintenance, and removal of existing and future utility facilities; and

WHEREAS, notice of public hearing has been given as provided by law, and proof of publication is now on file herein.

**NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF
THE CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN:**

1. That the public interest requires the vacation of an unnamed east-west alley located between the nine hundred blocks of Johnson Street and Townline Avenue in the City of Beloit, Rock County, Wisconsin, described as follows:

The east-west alley lying between Townline Avenue and Johnson Street and lying adjacent to Lots 13, 14, 15, 16, 17, 18, and 19, and that portion of the previously vacated alley, all being situated in Block 4 of McGavok's Fifth Addition, City of Beloit, Rock County, Wisconsin.

2. That said alley, afore described be, and hereby is, vacated as a public right-of-way.
3. That the City Clerk shall file a certified copy of this Resolution, along with the Plat of Vacation, with the Register of Deeds of Rock County, Wisconsin.

Adopted this 21st day of December, 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: Petition to Vacate an Unnamed East-West Alley Between the 900 blocks of Johnson Street and Townline Ave

Date: December 21, 2015

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

The Planning & Building Services Division has received a petition to vacate an unnamed east-west alley located between the nine hundred blocks of Johnson Street and Townline Avenue. The attached Plat of Vacation shows this alley, and the requested vacation would return the entire land area to the owners of the abutting lots. The petition and Plat of Vacation are attached for your review.

Key Issues (maximum of 5):

- This east-west alley is perpendicular to a north-south alley that was vacated in 1981 and 2009. The petitioners have alleged that they regularly deal with criminal activity and unsafe vehicle speeds through the alley.
 - There are seven lots with frontage on this alley, and five of the seven property owners signed the petition. According to Wisconsin Statutes, the City Council may vacate an unpaved alley upon the written petition of the owners of more than 50% of the frontage of the lots abutting upon the portion of the unpaved alley to be vacated. The petition that has been submitted meets this requirement.
 - This request was originally filed in late 2014, but was delayed because the bank that previously owned 1815 Portland Avenue formally objected to the elimination of the alley, until selling the property in August 2015.
 - The property at 1815 Portland Avenue has a narrow, gravel driveway with a shared apron on Portland Avenue, and at least two paved off-street parking stalls on a rear slab accessed from the alley. The new owner of 1815 Portland Avenue has submitted a copy of a Driveway Easement over a portion of the adjacent (shared) driveway at 1819 Portland Avenue, which resolved the access and encroachment issues that led to the bank's objections.
 - If vacated, AT&T, Alliant Energy, and Charter have requested a utility easement over the entire alley.
 - The Plan Commission reviewed this item on December 9, 2015 and voted unanimously (5-0) to recommend approval of this vacation, subject to a condition reserving a utility easement over the vacated area.
-

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** – This vacation will allow the neighbors to close the alley to traffic and potential trespassers.
-

Action required/Recommendation:

- City Council consideration and action on the proposed Resolution
-

Fiscal Note/Budget Impact: N/A

Attachments: Resolution and Staff Report to the Plan Commission

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: December 9, 2015

Agenda Item: 6

File Number: VA-2014-03

Applicants: David & Diana Quillen
and Four Adjacent Property Owners

Adjacent Zoning: R-1B, Single-
Family Residential District

Adjacent Land Use: Single-Family
Dwellings

Request Overview/Background Information:

The Planning & Building Services Division has received a petition to vacate an unnamed east-west alley located between the nine hundred blocks of Johnson Street and Townline Avenue. The attached Plat of Vacation shows this alley, and the requested vacation would return the entire land area to the owners of the abutting lots.

Key Issues:

▪ Facts

- This east-west alley is perpendicular to a north-south alley that was vacated in 1981 and 2009.
- There are seven lots with frontage on this alley, and five of the seven property owners signed the petition.
- This request was originally filed in late 2014, but was delayed until March 2015 because the bank that previously owned 1815 Portland Avenue formally objected to the elimination of the alley.
- The Plan Commission considered this petition on March 4, 2015 and laid over this request until Planning staff was able to work with the new owner of 1815 Portland Avenue (once purchased) to resolve the access & parking issues below. The previously bank-owned property at 1815 Portland Avenue was acquired by FOR HIM Inc. in August 2015, and FOR HIM Inc. has expressed support for this vacation request.

▪ Wisconsin Statutes

- According to Section 66.1003(3) of Wisconsin Statutes, the City Council may vacate an unpaved alley upon the written petition of the owners of more than 50% of the frontage of the lots abutting upon the portion of the unpaved alley to be vacated. The petition that has been submitted meets this requirement.
- According to Section 66.1003(4)(d) of Wisconsin Statutes, "no discontinuance of an unpaved alley shall be ordered if a written objection to a proposed discontinuance is filed with the city, village or town clerk by the owner of one parcel of land that abuts the portion of the alley to be discontinued *and if the alley provides the only access to off-street parking for the parcel of land owned by the objector.*"

▪ Off-Street Parking Issue Resolution

- According to Section 8-103 of the Zoning Ordinance, all single-family dwellings must have at least two off-street parking spaces.
 - The property at 1815 Portland Avenue has a narrow, gravel driveway with a shared apron on Portland Avenue, and at least two paved off-street parking stalls on a rear slab accessed from the alley. The new owner of 1815 Portland Avenue has submitted a copy of a Driveway Easement over a portion of the adjacent (shared) driveway at 1819 Portland Avenue, which resolves the encroachment issue and provides perpetual access to the off-street parking spaces accessed from Portland Avenue.
- If vacated, AT&T, Alliant Energy, and Charter have requested a utility easement over the entire alley.
-

Consistency with Strategic Plan: Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

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

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached petition to vacate an unnamed east-west alley located between the nine hundred blocks of Johnson Street and Townline Avenue.

Fiscal Note/Budget Impact: N/A

Attachments: Vacation Petition, Plat of Vacation, Map, Photo, Petitioner's Letter, and Letter to Property Owners.

VA-2014-03

PETITION FOR VACATION OF A PUBLIC RIGHT-OF-WAY

We, the undersigned hereby petition the City of Beloit to vacate the following portion(s) of the public right-of-way known as: _____

The portion of the right-of-way proposed to be vacated is further described on the attached *Plat of Vacation* prepared by Registered Land Surveyor:

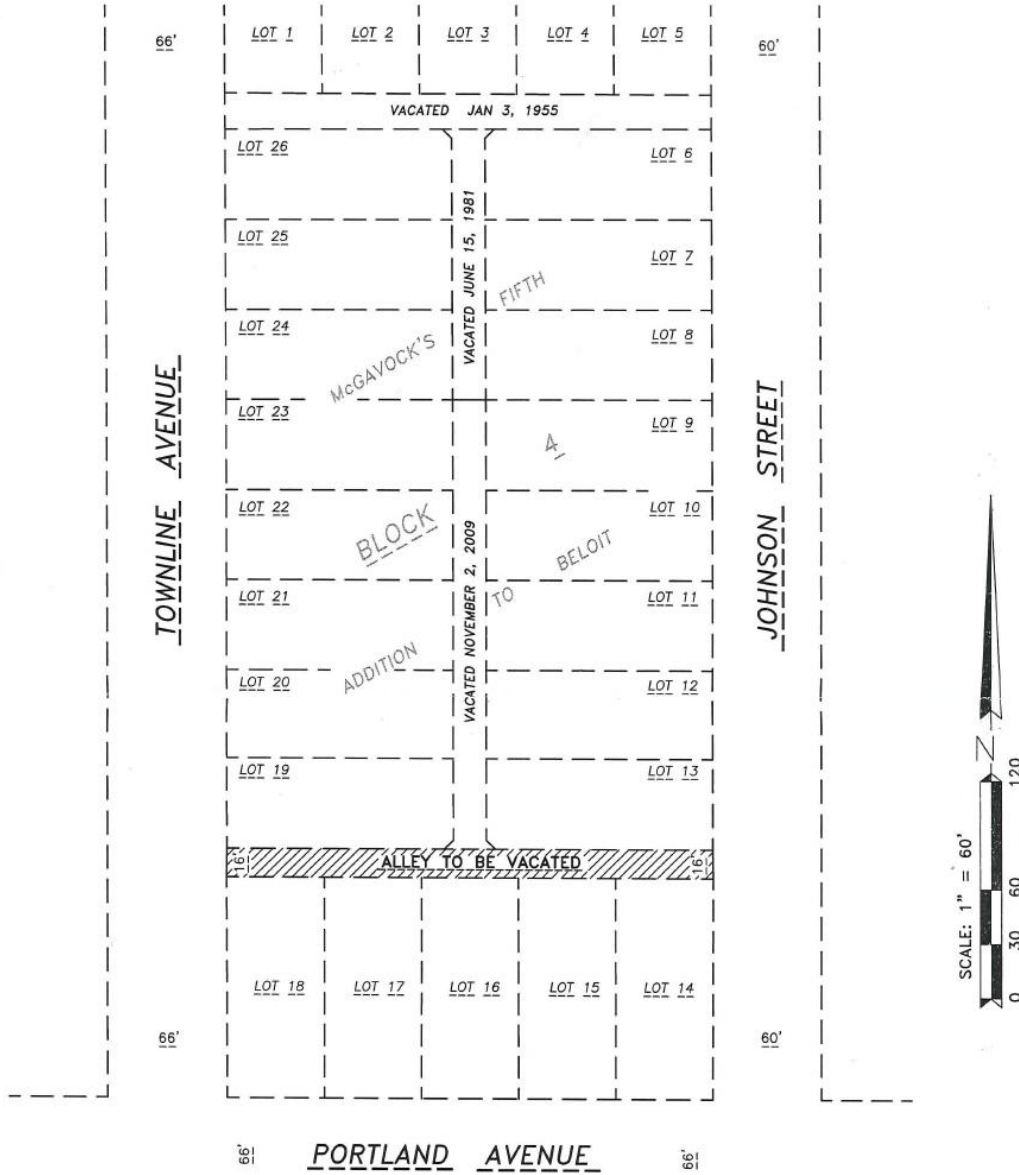
Print NAME and ADDRESS of PETITIONER:	SIGNATURE: (If jointly owned, both owners should sign petition.)	DATE SIGNED:
Name: David & Diana Quillen Address: 716 Johnson St	<i>[Signature]</i> David B. Quillen	3-27-14 3-29-14
Name: Gwy Zimmerman Address: 1819 Portland	<i>[Signature]</i> Gwy Zimmerman	3-29-14
Name: Graciela Demopoulos Address: 1825 Portland	<i>[Signature]</i> Graciela Demopoulos	3-29-14
Name: Carol Baurtsch Address: 1809 Portland	<i>[Signature]</i> Carol Baurtsch	3-29-14
Name: Philip McClellan Address: 721 Tenthaven	<i>[Signature]</i> Philip McClellan	4-5-14
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		

Contact person responsible for circulating this petition: David B. Quillen
 Address of contact person: 716 Johnson
 Phone number of contact person: (608) 363-1043
 Signature of contact person: *[Signature]*

To be completed by Planning Staff	
Filing fee: \$75.00 Amount paid: <u>\$75.00</u> Meeting date: <u>Aug. 20, 2014</u>	
Application accepted by: <u><i>[Signature]</i></u> Date: <u>6/16/14</u>	

PLAT OF VACATION

OF THE EAST-WEST ALLEY LYING BETWEEN TOWNLINE AVENUE AND JOHNSON STREET AND LYING ADJACENT TO LOTS 13, 14, 15, 16, 17, 18, AND 19, AND THAT PORTION OF THE PREVIOUSLY VACATED ALLEY, ALL BEING SITUATED IN BLOCK 4 OF McGAVOCK'S FIFTH ADDITION, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.



A RESOLUTION TO VACATE A PORTION OF THE ALLEY AS SHOWN HEREON WAS ADOPTED _____ 2014 AND IS REFERENCED AS CITY OF БЕЛОIT CLERK FILE NO. _____



ORDER NO. 31852
FOR THE EXCLUSIVE USE OF:
David and Diane Quillen

SCALE: 1" = 60 FEET

File Name: J:\31850-31899\31852-Quillen\31852.DWG
Plotted on 05/16/14 at 16:53:05.

Jeffrey R. Garde
JEFFREY R. GARDE, P.L.S.
WISCONSIN PROFESSIONAL LAND SURVEYOR S-2768
DATED THIS 16th DAY OF MAY, 2014

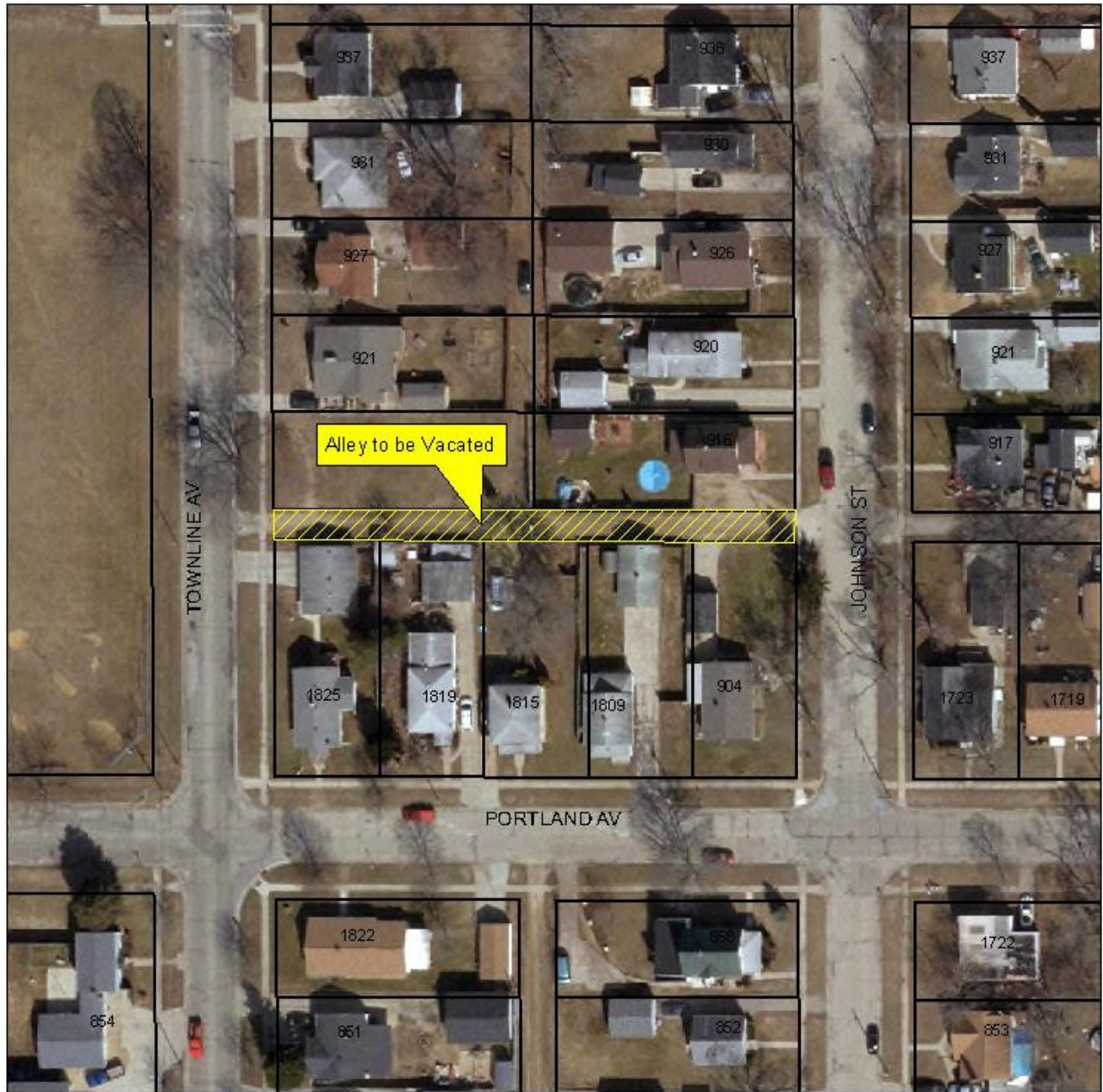
Batterman
engineers surveyors planners

2857 Bartells Drive
608.365.4464
Beloit, Wisconsin 53511
www.rhbatterman.com

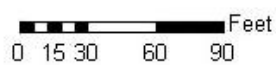
Location Map

Unnamed E-W Alley

VA-2014-03



1 inch = 73 feet



Legend

 COB Parcels

Map prepared by: Drew Pennington, AICP

Date: July 2014

For: City of Beloit Planning & Building Services

Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION



August 19, 2014

To Whom It May Concern; City Council Members,

We are bringing a neighborhood request before you tonight. We are requesting to have the alley that runs between 916 Johnson Street and 921 Townline Avenue closed to through traffic. We have the support of the surrounding neighbors.

Cost savings to the city would include not having to:

- Lay new gravel each year
- Grading
- Snow Plowing
- (See attached photos)

Traffic from this alley has resulted in the following:

- Graffiti to our properties
- Vandalism to our properties (i.e. broken fences, trash to yards, stolen property)
- Vandalism to cars
- Broken windows from gravel damage from dirt bikes, ATV's
- Drug trafficking and paraphernalia in the alleyway
- Beer bottles, liquor bottles and other refuse tossed from cars

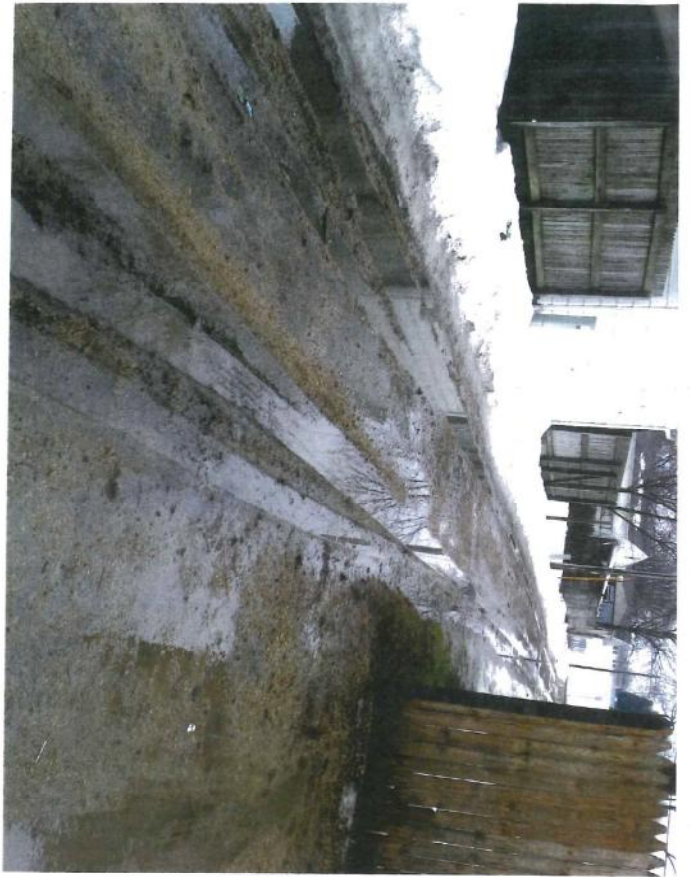
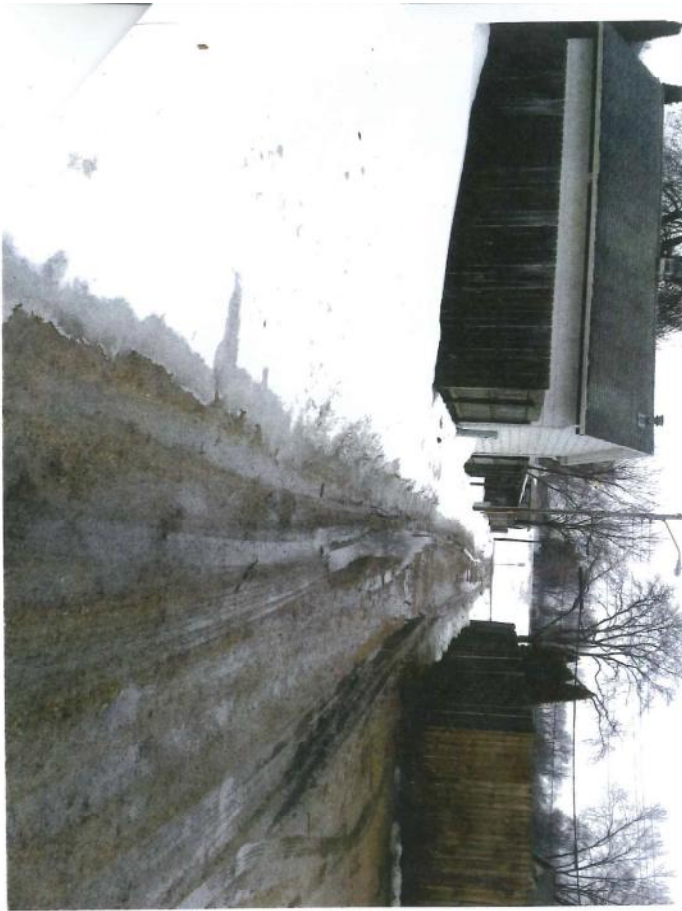
Benefits of closing alley other than financial:

- Sense of safe neighborhood
- Community of neighbors
- Clean neighborhood
- No longer a cut-through for traffic endangering children on sidewalks as people speed through

We respectfully request your consideration of closing this dangerous alleyway.

Thank for your time and consideration.

In closing again, I would like to thank you for your consideration and ask one final thing, If it this was your neighborhood what would your decision be?





City of
BELOIT, Wisconsin
Division of Planning and Building Services

CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

www.beloitwi.gov

Equal Opportunity Employer

November 16, 2015

David and Diana Quillen
916 Johnson Street
Beloit, WI 53511

Dear Mr. & Mrs. Quillen:

On Wednesday, March 4, 2015, the City of Beloit Plan Commission considered and ultimately laid over your petition to vacate an unnamed east-west alley located between the nine hundred blocks of Johnson Street and Townline Avenue. The Plan Commission wanted to wait for the bank that owned 1815 Portland Avenue to sell the property, and for Planning staff to work with the new owner on additional driveway & parking options.

I am writing in order to inform you that FOR HIM Inc. purchased the property located at 1815 Portland Avenue in August 2015, and has provided a copy of a recorded driveway easement over a portion of the adjacent property located at 1819 Portland Avenue. As a result, your petition has been re-scheduled for Plan Commission review on **Wednesday, December 9, 2015**. The meeting will begin at 7 PM in the City Hall Forum.

If the Plan Commission votes on your petition on December 9th, a public hearing regarding your petition will be held by the City Council on **Monday, December 21st** at 7 PM in the City Hall Forum. If you have any questions, please feel free to contact me at (608) 364-6711.

Sincerely,

Drew Pennington, AICP
Director of Planning & Building Services

c: Lori Stottler, City Clerk (Via Email)
Property Owners Adjacent to Alley
File, VA-2014-03 ✓



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

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

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 – None.
4. PUBLIC HEARINGS
 - a. Community Development Director Julie Christensen presented the first reading of 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 20 Park Avenue from Community Commercial to General Industrial. James Athens has submitted an application requesting an amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan. The key issues are:
 - The applicant is requesting the following amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:
 - 20 Park Avenue – From Community Commercial to General Industrial.
 - The subject property was previously the site of a Cub Foods Supermarket. The applicant purchased the subject property with the intent of rehabbing the building for industrial uses.
 - The subject property is surrounded by a variety of commercial uses and adjacent to the Stateline Restoration Prairie. An industrial facility in South Beloit lies directly across the state line to the south of the subject property.
 - Planning staff supports the applicant's efforts to substantially improve the property and reuse a vacant building for the proposed uses. The M-1 classification provides the most flexibility for the intended reuse of the building.
 - The Plan Commission held a public hearing to consider the requested amendments on November 4, 2015 and voted unanimously (5-0) to recommend approval of the requested amendment. President Haynes opened the public hearing. No one spoke. President Haynes closed the public hearing. Councilors De Forest and Sloniker made a motion to lay over the ordinance to the December 21, 2015 council meeting, motion carried. File 6226
 - b. Community Development Director Julie Christensen presented the first reading of a proposed Ordinance amending the **Zoning District Map** 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. James Athens has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District to M-1, Limited Manufacturing District, for the property located at 20 Park Avenue. The key issues are:
 - The subject property was previously the site of a Cub Foods Supermarket. The applicant purchased the subject property with the intent of rehabbing the building for industrial uses.
 - The property has been vacant since 2009 and both the building and property had begun to deteriorate significantly.
 - Approved modifications to the building have already begun and include new windows, architectural lights, roof replacement, interior redesign, and additional landscaping.
 - Planning staff supports this proposed Zoning Map Amendment, as the subject property is suitable for the uses permitted in the C-3 District, it is equally suitable for uses permitted by M-1 due to its out-of-the-way location and adjacent land uses of similar intensity.

- The Plan Commission reviewed this item on November 4, 2015 and voted unanimously (5-0) to recommend approval of this Zoning Map Amendment
President Haynes opened the public hearing. No one spoke. President Haynes closed the public hearing. Councilors Luebke and Sloniker made a motion to lay over the ordinance to the December 21, 2015 council meeting, motion carried. File 6226

- c. Councilor Sloniker recused herself from this item and left the room during discussion and voting. Community Development Director Julie Christensen presented a resolution approving 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. 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. 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 subject property. The key issues are:
- The building on the subject property is 1,800 square feet and was constructed in 1962. 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 subject property was used as a church more than a decade ago, and permit records show that the existing building was converted from a church into an afterschool facility in 2003.
 - The attached Public Notice was sent to 8 nearby property owners. Planning staff received one written response from a neighbor who is cautiously supportive of the proposed church use, but concerned about potential conflicts.
 - The Plan Commission reviewed this item on November 18, 2015 and voted unanimously (6-0) to recommend approval of the requested Conditional Use Permit, subject to the five conditions recommended by Planning staff.

The Plan Commission recommended approval 6-0. Councilors Luebke and Kincaid made a motion to approve the resolution as presented. Motion carried, with Marilyn Sloniker recusing herself. File 8055

- d. Public Works Director Greg Boysen presented a Progress Report on the CDBG Disaster Recovery Grant. President Haynes opened the public hearing. No one spoke. President Haynes closed the public hearing. The City of Beloit suffered damage to its streets and shoreline during the floods of June and July 2008. Governor Doyle declared a state of emergency in 31 counties, including Rock County. In 2008, the State of Wisconsin received Disaster Recovery funds from a variety of funding sources which were made available to communities impacted by those floods. The City of Beloit had previously received \$2.2 million in Disaster Recovery funds, which were used to reconstruct and elevate Shirland Avenue, stabilize the shoreline of the Rock River from Public Avenue to the Rock River generating station, from the Riverside Park lagoon to the Henry Avenue bridge on the east side of the river and along the Post Office property, install a new flood wall by the Post Office, and raise the electrical transformers for the Shirland Avenue lift station.
- The City of Beloit received an additional \$319,000 in Disaster Recovery Funds in 2015. The City of Beloit utilized the funds we were awarded to stabilize the stream bank on the westside of the Rock River between the Dam and Liberty Avenue.
 - City Council awarded the bids for this project on October 19 to Bjoin Limestone, Inc. The majority of the project is complete. The final pay on this project will be completed sometime in the next month or two.
 - The City's Citizen Participation Plan and the State require the City to give an update to the community on the project and to give citizens an opportunity to comment on the project.
- No action will be taken on this project this evening. File 8391

5. CITIZEN PARTICIPATION - None

6. CONSENT AGENDA

Councilors De Forest and Sloniker made a motion to adopt the consent Agenda, which consist of items 6.a through 6.f. Motion carried.

- a. The **Minutes** of the Regular Meeting of November 16, 2015 were approved.

- b. A proposal for Installation of a **Memorial Garden** at Horace White Park, located at 825 E. Grand Avenue was referred to Plan Commission. File 8704
- c. A resolution approving an Amendment to the Rock County **HOME Consortium Agreement** was approved. File 8515
- d. A resolution authorizing **Final Payment** of Public Works Contract C15-02, Bayliss Avenue Rehabilitation Nelson to Railroad was approved. File 8683
- e. A resolution approving an **Intergovernmental Agreement** between the City of Beloit, Wisconsin and Rock County, Wisconsin for the Provision of Paratransit Services was approved. File 8050
- f. A resolution authorizing Application and Acceptance of a **Risk Reduction Grant** from Cities and Villages Mutual Insurance Company (CVMIC) and Amending the 2015 General Fund Operating Budget for this Grant Program was approved. File 8649 & 7947

7. ORDINANCES

- a. City Manager Lori Luther presented the first reading of an Ordinance to Amend Section 1.28(3), to Repeal Sections 1.51(3)(g) and (i) and to Create Sections 1.59 and 1.60 of the Code of General Ordinances of the City of Beloit pertaining to the **Human Resources and Information Services Departments**.

The Human Resources (HR) and Information System (IS) functions currently reside within the Office of Finance and Administration. City Manager Luther stated that upon her hire, the HR Manager and IS Manager began attending Department Head meetings because from her perspective, their direct input is critical to the overall leadership of the organization. These positions currently serve as division directors. To further strengthen their roles within the organization, she recommends the attached ordinance be approved to convert their positions from division directors to department directors and for free standing offices of Human Resources and Information Systems to fall directly under the supervision of the City Manager. There is no anticipated budget impact as the salaries of the impacted positions already fall within the range of established department directors.

The Office of Finance and Administration is one of the largest of the City's Departments and has experienced reduced staffing levels. City Manager Luther said she believes that the focus of this department's time and efforts should be on the supervision and execution of services related to finance, treasury, clerk's office, assessments, accounting, payroll, and risk management.

- In a post Act-10 environment, the City is in a position to create more standardized policies and procedures that are more citywide in perspective and less unique to individual work units or prior union groups. This is an opportunity to maximize efficiencies and enhance equity across the entire organization.
 - With a key objective being the continuous modernization of our organization, IS must play a central role in all decisions regarding the selection, procurement, implementation and maintenance of technological solutions. This centralized approach will utilize a team orientation with the direct input and involvement of each department. It is Ms. Luther's goal to enhance project management capabilities as the City moves forward.
 - Both issues above are recommended to be pursued with HR and IS being led by individuals at a rank equal to the department directors with whom they will be working on a regular basis.
- Councilors Luebke and Kincaid made a motion to lay over the ordinance to the December 21, 2015 council meeting, motion carried. File 8705

8. APPOINTMENTS – none

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor Kelly had no report.
- Councilor Sloniker reported that she was able to work with the County's Workender Program and was impressed with the program. She also attended the listening session at Hackett School.
- Councilor Luebke gave praises to the success of Holidazzle last weekend and urged lawmakers to begin making brave decisions about gun laws in reference to the recent world events.
- Councilor De Forest attended the listening session at Hackett School. She enjoyed Holidazzle and was grateful for the nicest weather on record for the event. She was a panelist on the Black Lives Matter forum at Beloit College. She also attended the DOT stakeholders meeting and stated that currently there are 53 Beloiters working on the I39/90 project and she will continue to plug in to this group to maintain the construction training element and the jobs.

- Councilor Kincaid attended the Society for Learning Unlimited where City Manager Luther fielded questions on how the City works and he was pleased with the event. He attended the Holiday Fest of the Diversity Action Team as well as the annual dinner of the NAACP here in Beloit.
- President Haynes had nothing to add.

10. CITY MANAGER'S PRESENTATION

- a. City Manager began the presentation by thanking all of the City Staff members who responded to the season's first snow event on November 20th when they assisted in clearing 14 inches of snow and keeping roads passable. Operations Director Chris Walsh presented the **Annual Snow and Ice Control Plan**. Ms. Walsh indicated that the goal of the program is to provide an appropriate level of service for each snow event while balancing environmental and fiscal concerns. She discussed the logistics of the program including routes, personnel, and equipment. Ms. Walsh reminded the public not to deposit snow into the street or on neighboring properties and encouraged people to stay off the streets during snow emergencies.

11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Councilors Luebke and Kincaid made a motion for the City Council to adjourn into closed session pursuant to Wisconsin Statute §19.85(1) (g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Motion carried by a vote of 6-0. The Council proceeded into closed session at 7:42 p.m. Councilors Luebke and Kelly made a motion to reconvene into open session at 8:20 p.m. Motion carried, voice vote. No further action was taken on this matter.

12. Councilors De Forest and Sloniker made a motion to adjourn the meeting at 8:22 p.m. Motion carried.

Lorena Rae Stottler, City Clerk

www.beloitwi.gov

Date approved by City Council: December 21, 2015

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

WHEREAS, the Agent of record for Pilot Travel Centers LLC, d/b/a Pilot Travel Center #289, located at 3001 Milwaukee Road, is David Hauck; and

WHEREAS, Pilot Travel Centers LLC, d/b/a Pilot Travel Center #289, has requested and the Alcohol Beverage License Control Committee has recommended that the Agent be changed to Brenda K. Boss.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Beloit that the Agent for the alcohol beverage license for Pilot Travel Centers LLC, d/b/a Pilot Travel Center #289, located at 3001 Milwaukee Road is hereby changed to Brenda K. Boss.

Adopted this 21st day of December 2015.

BELOIT CITY COUNCIL

Charles M. Haynes, City Council President

Attest:

Lorena Rae Stottler, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Resolution approving Change of Agent for Alcohol Beverage License for Pilot Travel Centers LLC, d/b/a Pilot Travel Center #289

Date: December 21, 2015

Presenter(s): Lorena Rae Stottler

Department: City Clerk

Overview/Background Information:

Pilot Travel Center #289, 3001 Milwaukee Road in the City of Beloit has requested that Brenda K. Boss be appointed the new Agent. At the Alcohol Beverage License Control Committee meeting (ABLCC) on December 8, 2015 it was determined that Ms. Boss meets the qualifications of an Agent.

Key Issues (maximum of 5):

1. Pilot Travel Centers LLC has appointed Brenda K. Boss as Agent. Ms. Boss is a resident of Wisconsin and otherwise meets the qualifications for the appointment as required by state law.
2. The ABLCC reviewed this item on December 8, 2015 and voted unanimously 5-0 to recommend approval of the Change of Agent. The Police Department had no objection to the Agent.

Conformance to Strategic Plan: N/A

Sustainability:

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

Action required/Recommendation:

City Council approval of the Change of Agent.

Fiscal Note/Budget Impact: N/A

Attachments:

Resolution, Schedule of Appointment and Auxiliary Questionnaire

**RESOLUTION APPROVING THE INSTALLATION
OF A REMEMBRANCE GARDEN AT HORACE WHITE PARK
LOCATED AT 825 EAST GRAND AVENUE**

WHEREAS, the design and location of public memorials on City-owned property must be approved by the City Council; and

WHEREAS, the proposed garden will provide the public with a memorial dedicated to those individuals who have suffered interpersonal violence; and

WHEREAS, the proposed memorial garden will enhance the visibility, beauty, and utility of Horace White Park; and

WHEREAS, Family Services of Southern Wisconsin and Northern Illinois will be paying for this project; and

WHEREAS, the Parks, Recreation, and Conservation Advisory Commission reviewed this request on September 9, 2015 and voted unanimously (5-0) to recommend approval of the installation of a remembrance garden at Horace White Park; and

WHEREAS, the Landmarks Commission reviewed this request on November 17, 2015 and voted unanimously (7-0) to approve the Certificate of Appropriateness to allow the installation of a remembrance garden at Horace White Park; and

WHEREAS, the Plan Commission reviewed this item on December 9, 2015 and voted unanimously (6-0) to recommend approval of the installation of a remembrance garden at Horace White Park.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Beloit, Rock County, Wisconsin, hereby approves the installation of a remembrance garden at Horace White Park, located at 825 East Grand Avenue.

Adopted this 21st day of December, 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: Installation of a Memorial Garden at Horace White Park (825 E Grand Ave)

Date: December 21, 2015

Presenter(s): Julie Christensen
Development

Department(s): Community

Overview/Background Information:

Family Services of Southern Wisconsin and Northern Illinois (FSSWNI) has requested that the Plan Commission and City Council review their proposal for the installation of a memorial garden in Horace White Park located at 825 E Grand Avenue in the City of Beloit. The memorial garden will be dedicated to those individuals who have suffered from interpersonal violence.

Key Issues:

- The Plan Commission and City Council are required by Wisconsin Statutes to review & approve public memorials.
- The memorial will consist of a pergola, benches, a deep-tone wind chime, a central rock sculpture, perennials, and a brick-style patio area. A complete description and rendering, designed by Angus Young and Associates of the proposed monument, is attached.
- FSSWNI is located directly across from Horace White Park and will use volunteers to perform maintenance and upkeep on the memorial garden.
- The Parks, Recreation, and Conservation Advisory Commission reviewed this request on September 9, 2015 and voted unanimously (5-0) to approve the proposed garden.
- The Landmarks Commission reviewed this request on November 17, 2015 and voted unanimously (7-0) to approve the Certificate of Appropriateness for the proposed garden.
- The Plan Commission reviewed this request on December 9, 2015 and voted unanimously (6-0) to recommend approval of the proposed garden.

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:

- Council consideration and action on the proposed Resolution.

Fiscal Note/Budget Impact: The Parks and Leisure Services Division anticipates a minimal financial burden for the division as the garden will be maintained primarily by FSSWNI volunteers and other businesses/organizations.

Attachments: Resolution and Staff Report to the Plan Commission

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: December 9, 2015
Agenda Item: 4

File Number: RPB-2015-11

Request: Memorial Garden in Horace White Park
Owner: City of Beloit

Location: 825 E Grand Ave

Existing Zoning: PLI, Public Lands and Institutions District
Existing Land Use: Park

Request Overview/Background Information:

Family Services of Southern Wisconsin and Northern Illinois (FSSWNI) has requested that the Plan Commission and City Council review their proposal for the installation of a memorial garden in Horace White Park located at 825 E Grand Avenue in the City of Beloit. The memorial garden will be dedicated to those individuals who have suffered from interpersonal violence.

Key Issues:

- The Plan Commission and City Council are required by Wisconsin Statutes to review & approve public memorials.
- A site plan and specification sheets are attached to this report.
- The Horace White Park Master Plan (see attached map) recommends a garden area in the same location proposed by FSSWNI.
- The proposed design for the garden was completed by the Angus Young & Associates in consultation with the City's Horticultural Specialist and includes a pergola, benches, rock sculpture, brick patio area, and a variety of perennial plants.
 - As shown in the attachments, the design team has submitted two landscaping options.
- FSSWNI will use volunteers to ensure maintenance and upkeep of the garden. They have also obtained verbal commitments from a number of other organizations interested in providing their own volunteers.
- The Parks, Recreation, and Conservation Advisory Commission reviewed this request on September 9, 2015 and voted unanimously (5-0) to approve the proposed garden (see attached Action Report).
- The Landmarks Commission reviewed this request on November 17, 2015 and voted unanimously (7-0) to approve the Certificate of Appropriateness for the proposed garden.

Consistency with Comprehensive Plan and Strategic Plan:

- The Comprehensive Plan designates the subject property as appropriate for Parks and Open Space 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** – The proposed memorial garden, with installation and maintenance to be funded by FSSWNI, will provide an additional park activity for the citizens of Beloit with minimal cost to the City.

Staff Recommendation:

The Planning & Building Services Division recommends approval of the installation of a memorial garden at Horace White Park located at 825 E Grand Avenue.

Fiscal Note/Budget Impact: The Parks and Leisure Service Division anticipates minimal financial costs for the division as the garden will be maintained primarily by volunteers from FSSWNI and other businesses/organizations.

Attachments: Action Report, Park Master Plan Map, Project Proposal

**PARKS & RECREATION COMMISSION
NEW BUSINESS ACTION REPORT – ITEM A**

MEETING DATE September 9, 2015

TITLE: Review and consideration of a Remembrance Garden in Horace White Park as proposed and presented by Beloit Family Services.

BACKGROUND

In October, 2014, John Pfeiderer, Executive Director of Family Services in Beloit, first addressed the Commission regarding their conceptual idea to develop a Remembrance Garden in Horace White Park. The purpose of the garden would be dedicated to those who have suffered from interpersonal violence and is intended to create a place for meditation. Currently, they are working with Angus Young Architecture in order to create an appropriate design which may include a pergola, benches, a deep-tone wind chime, a central rock sculpture, perennials, and would include a brick-style patio area. As Family Services is located directly across College from Horace White Park, they are interested in sponsoring this new feature within the park, and would like to review design and location for this proposed project with the Parks & Recreation Commission.

Furthermore, Family Services indicated that they would seek volunteers to adopt the new garden area in regards to maintenance and upkeep.

Since our initial meeting, we have had several discussions regarding this design, which include the impact within the park and the how it fits within the scheme and scope of the Master Plan for Horace White Park which was created in 2009.

Enclosed is a design plan from Angus Young regarding the construction of a Pergola as the central focus point of the garden, and a proposed garden designed as completed by the city's Horticultural Specialist, Sam Huffman. At the requested by Family Services, the plant material for the garden area has specifically been design with plants that generally attract butterflies as they are attempting to establish a theme for the garden.

BUDGET & FINANCIAL IMPACT

Family Services would be donating the garden and paying for the installation of all materials. Even though Family Services plan to use volunteers in regards to long-term care of the garden, the Parks & Leisure Service Division anticipates minimal impact to

our annual operation funds as related to long-term maintenance and care of the garden within the park.

OPTIONS

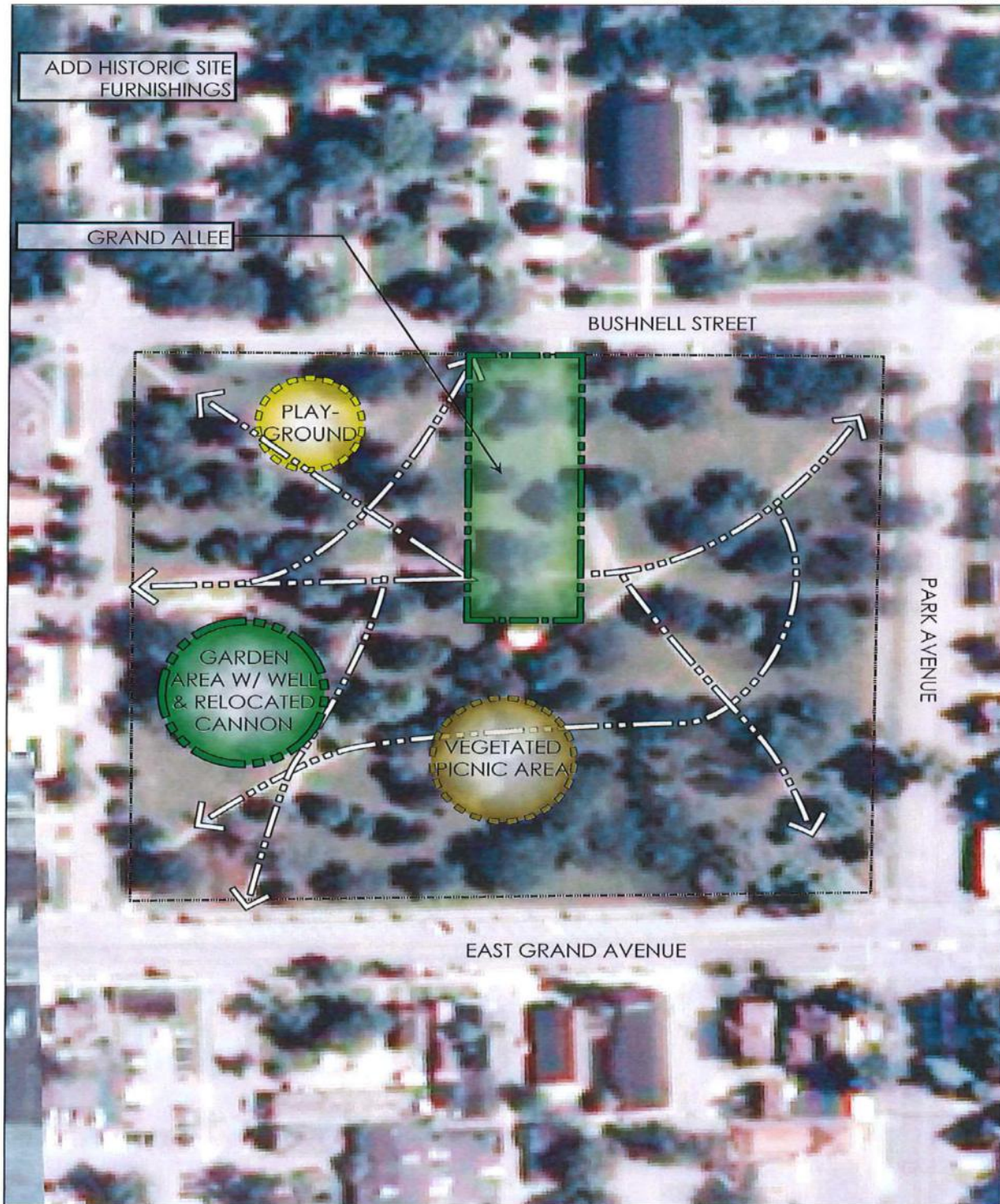
NA

PROJECT TIMELINE

- Determination of a generalized location within the park site at tonight's meeting.
- An appropriate design would need to be reviewed at a Landmarks Commission Meeting due to the historic significance of this park site.
- Upon approval of the Parks Commission and the Landmarks Commission, a presentation would be scheduled for review with City Council to accept the project.
- Currently, it may be possible to begin the construction of the Pergola yet this fall, and the development of the landscaping garden next spring of 2016.

STAFF RECOMMENDATION

Based upon several planning meetings with John Pfeleiderer, the staff has no objections to the proposed project, and highly recommends support of this project by Parks & Recreation Commission.



PREPARED FOR THE:
 City of Beloit
 Department of Parks & Leisure Services
 Beloit, WI



Figure 6.11

Angus
Young

Architecture | Engineering
Interiors | Landscape

Balance in Creativity

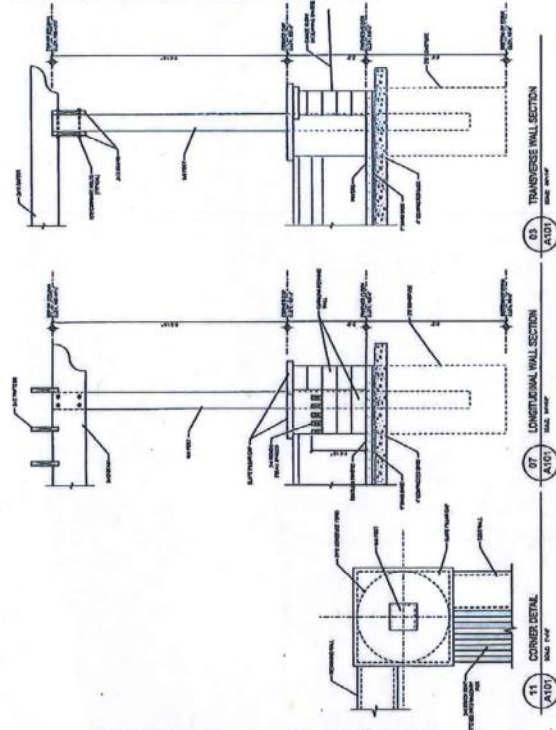
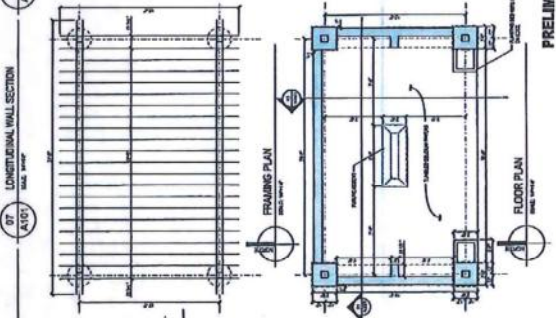
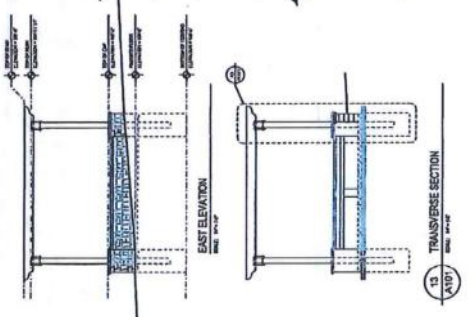
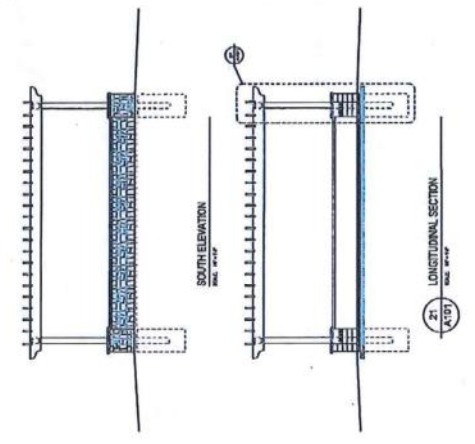
www.angusyoung.com



Remembrance Garden



8 PARTIAL PARK SITE PLAN
SCALE: 1/8" = 1'-0"



A101

PROJECT NUMBER	
DATE	
DESIGNER	
CHECKER	
DATE	
REVISIONS	

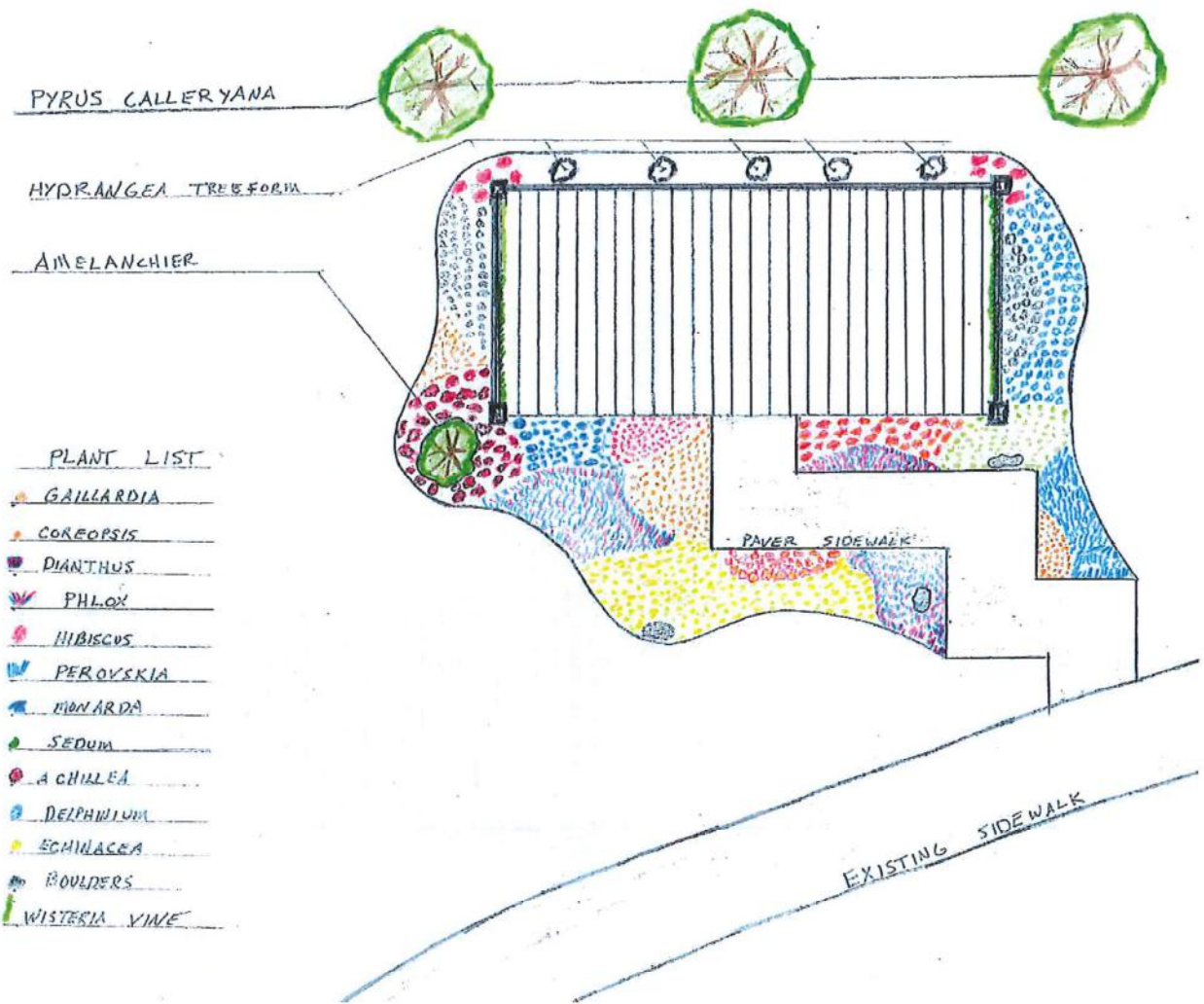
REMEMBRANCE GARDEN
PERGOLA
FAMILY SERVICES OF BELOIT
BELOIT, WI

Angus Young
Architects
Interior Design
100 Park Street, Suite 200
Beloit, WI 53510
608.733.1111
angusyoung.com

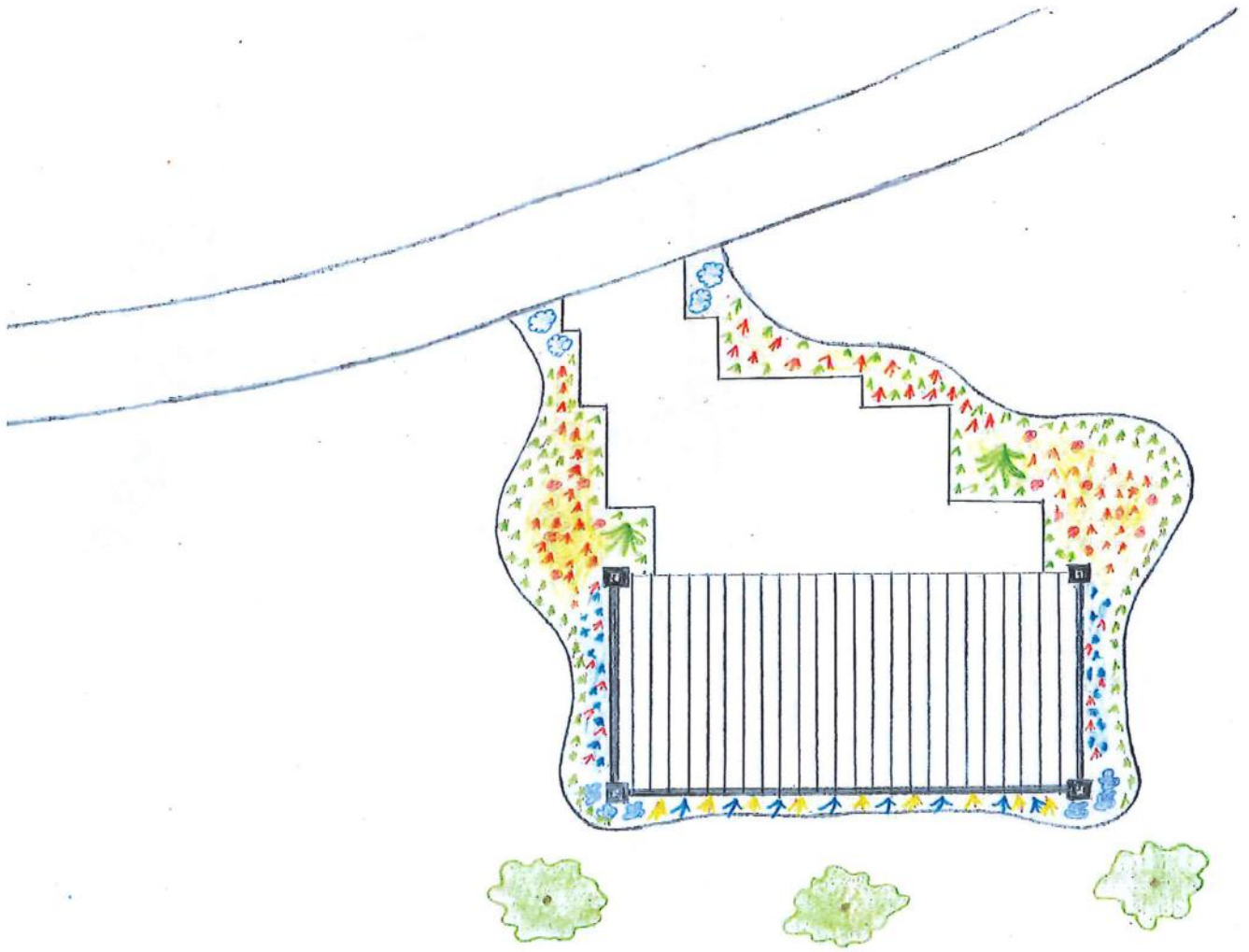
DATE	02/18
BY	Angus Young, P.E., AIA, LEED AP
REVISIONS	

PRELIMINARY - NOT FOR CONSTRUCTION

Landscaping Option A



Landscaping Option B



**RESOLUTION APPROVING
EMERGENCY AMBULANCE SERVICE AGREEMENT
WITH THE TOWN OF TURTLE, WISCONSIN**

WHEREAS, the City of Beloit and the Town of Turtle have historically cooperated with one another in the provision of ambulance services; and

WHEREAS, the Town of Turtle provides first response emergency medical service, and the City of Beloit is equipped and trained to provide Paramedic Emergency Medical Service and has done so for some time in the area served by the Town of Turtle; and

WHEREAS, the attached intergovernmental agreement will establish a fee for service and ease the burden of providing this service to the Town of Turtle.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Beloit, Rock County, Wisconsin, hereby finds that the attached intergovernmental agreement is in the best interests of the City of Beloit and the City Manager of the City of Beloit be, and he is hereby, authorized to execute said intergovernmental agreement on behalf of the City of Beloit and to do all other things necessary to implement the provisions therein.

Adopted this 21st day of December, 2015.

CITY OF БЕLOIT

Charles M. Haynes, President

Attest:

Lorena Rae Stottler, City Clerk

CITY OF БЕЛОIT



REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: A resolution to approve the Ambulance Service contract with the Town of Turtle.

Date: December 21, 2015

Presenter: Bradley J. Liggett/ Joe Murray

Department: Fire

Overview/Background Information:

The City of Beloit Fire Department has provided ambulance service to the Town of Turtle and parts of the Town of LaPrairie for the last 40 years. The ambulance service provided to both Townships is a high quality service that benefits the citizens living and working within those areas. In order to help cover the costs of the service provided to the Town of Turtle and the Town of LaPrairie, they agree to reimburse the city the designated amount listed in the Ambulance Service Contract.

Key Issues:

1. The Beloit Fire Department will be able to continue to provide a high quality paramedic level service to the Town of Turtle residents as it has in the past.
 2. The Town of Turtle will reimburse the City of Beloit the amount listed in the Ambulance Service Contract.
 3. The reimbursement will help the ambulance service remain sustainable and free from tax subsidy.
-

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 Goals 3 and 4 - 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.

Communicate and partner with other jurisdictions and organizations to coordinate effective and efficient service delivery and stimulate regional prosperity.

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

- Reduce dependence upon fossil fuels 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 contract has been reviewed by city staff and is recommended for approval.

Fiscal Note/Budget Impact:

Approval of the contract will help the ambulance budget remain independent of tax subsidy.

Attachments:

Proposed Ambulance Service Resolution and Ambulance Service Contract.

EMERGENCY AMBULANCE SERVICE AGREEMENT

THIS AGREEMENT is made and entered into this 21st day of December, 2015, by and between the **City of Beloit**, a Wisconsin municipal corporation, (hereinafter referred to as "**City**") and the **Town of Turtle** (hereinafter referred to as "**Town**").

WHEREAS, the Parties have the power to provide emergency ambulance service within their respective governmental jurisdiction, to-wit:

- (a) The **City** operates its emergency ambulance service under the authority of Section 62.133, Wisconsin Statutes.
- (b) Townships in the State of Wisconsin have the authority to provide and contract for emergency ambulance service under the authority of Section 60.565, Wisconsin Statutes; and

WHEREAS, the **Town** desires to contract with the **City** for ambulance services; and

WHEREAS, the **City** is willing to provide ambulance service to the **Town** upon the terms and conditions hereinafter set forth; and

WHEREAS, the **City** and the **Town** are authorized, pursuant to the statutes cited above and pursuant to Section 66.0301 of the Wisconsin Statutes, to enter into this Agreement.

NOW, THEREFORE, the **City** and the **Town** (collectively the "Parties") agree as follows:

1. **Description of Services.** The **City** hereby agrees to provide emergency ambulance services, when the **City's** equipment and personnel are available, to the **Town** within its territorial jurisdiction as hereinafter provided.
2. **Hours of Service.** The **City** will provide emergency ambulance service, when the **City's** equipment and personnel are available, to the **Town** twenty-four (24) hours per day,

seven (7) days per week and fifty-two (52) weeks per year.

3. **Level of Service.** The **City** will provide emergency ambulance service, when the **City's** equipment and personnel are available, to all persons in need of such service within the service area of the **Town**. The **City** will determine whether a person is in need of such service in accordance with the standards prevailing within the **City**. The **City's** ambulance vehicles and equipment will be operated in accordance with all applicable regulations of the State of Wisconsin. Personnel of the **City's** Fire Department shall determine whether a call for service constitutes an emergency; whether services shall be provided; and the extent to which services shall be rendered. The **City** will transport persons in need of emergency ambulance service to Beloit Memorial Hospital in the city of Beloit, or to such other medical facility as the physical condition of the patient may require. The **City's** Fire Chief, or the commanding officer in charge, shall determine which medical facility is required by the physical condition of the patient.

4. **Response.** Within reason and exercising proper and appropriate discretion, the **City** agrees to respond to all requests for emergency ambulance services, when the **City's** equipment and personnel are available, within the territorial jurisdiction of the **Town**.

5. **Cost of Services.** The **Town** agrees to pay the **City** for costs of services as follows:

<u>CALENDAR YEAR</u>	<u>AMOUNT DUE</u>	<u>PAYMENT DUE BY</u>
<u>01/01/2016 – 12/31/2016</u>	<u>\$23,373.04</u>	<u>01/31/2016</u>
<u>01/01/2017 – 12/31/2017</u>	<u>\$23,373.04</u>	<u>01/31/2017</u>
<u>01/01/2018 – 12/31/2018</u>	<u>\$23,373.04</u>	<u>01/31/2018</u>

The Parties agree that this fee is designed to offset the expenses of the **City** in maintaining the infrastructure, equipment and personnel necessary to provide ambulance service and that

individual calls for service will be billed separately. The **Town** acknowledges that the **City** charges a nonresident rate for direct service. The amount is set by City Council resolution each year. The **City** will notify the **Town** of the amended rate by December 15th of each year.

6. **Billing for Services.** The **City** and/or the **City's** billing contractor shall bill the patients receiving **City** services in the **Town** or such other person responsible for payment of the patient's bill. The **City** agrees to issue each bill promptly. The bill shall contain the date, time and place of the occurrence and the name and address of the patient.

7. **Employee Status.** The **City** shall employ all persons performing the emergency ambulance services to the **Town**. No **City** employee shall have any claim against the **Town** for employment benefits, including, but not limited to, pensions, worker's compensation, civil service or other rights of **Town** employees.

8. **Indemnity.** The **Town** shall indemnify and hold the **City**, its officers, employees and agents, harmless from any liability for claims arising out of the acts or omissions of the **Town**, its officers, employees and agents. Likewise, the **City** shall indemnify and hold the **Town**, its officers, employees and agents, harmless from any liability for claims arising out of the acts or omissions of the **City**, its officers, employees and agents. Each party agrees to maintain general liability insurance to cover liability for its acts and omissions, including the acts and omissions of its officers, employees and agents.

9. **Operating Cost.** Except as noted in paragraph (5) of this Agreement, the **Town** shall assume no liability for the payment of operating expenses, including salaries, wages, benefits or other compensation paid to officers, agents or employees of the **City** for providing emergency ambulance service within the **Town** pursuant to this Agreement.

10. **Records.** The various officers and departments of the **City** performing services under this Agreement shall keep reasonably itemized and detailed work records covering the cost of services performed under this Agreement.

11. **Notification of Emergency.** The **City** agrees to make a reasonable effort to notify the **Town**, its designated officers or employees, of any emergency response being made to the **Town's** service area as soon as possible after receipt of a call for such response. Prompt notice is necessary to enable the **Town** to respond, if appropriate, with aid to the location of the emergency.

12. **Term of Contract.** This Agreement shall be in effect from January 1, 2016 until December 31, 2018.

13. **Termination.** This Agreement shall not be terminated by either party except upon mutual agreement of the Parties within the first six (6) months of this Agreement. After the initial six-month period, either party may terminate the contract upon sixty (60) days written notice to the other party.

14. **Notices.** Any notice required by this Agreement shall be made in writing and shall be mailed to the other party as follows:

To the **Town:** Town of Turtle
6916 S. County Road J
Beloit, WI 53511

To the **City:** City of Beloit Fire Department
1111 Church Street
Beloit, WI 53511

15. **Non-Exclusive Agreement.** The Parties agree that the **Town** is not required to make sole or exclusive use of the **City's** emergency ambulance services described in this Agreement.

16. **Amendment.** This Agreement may be amended at any time by mutual written agreement of the Parties.

17. **Agreement Binding.** This Agreement shall be binding upon the Parties hereto, their successors and assigns.

IN WITNESS WHEREOF, by signing below, the Parties agree to the terms in this Agreement.

CITY OF BELOIT

TOWN OF TURTLE:

By: _____
Lori S. Curtis Luther, City Manager

By: _____
Signature

ATTEST:

Print name

By: _____
Lorena Rae Stottler, City Clerk

Title

APPROVED AS TO FORM:

By: _____
Elizabeth A. Krueger, City Attorney

I hereby certify that there are sufficient funds available to pay the liability incurred by the City of Beloit pursuant to this agreement.

By: _____
Eric Miller, City Comptroller

tdh/files/15-1044/Turtle Emergency Ambulance Service Agreement (2016-2018) 20151206

**RESOLUTION APPROVING
EMERGENCY AMBULANCE SERVICE AGREEMENT
WITH THE TOWN OF LAPRAIRIE, WISCONSIN**

WHEREAS, the City of Beloit and the Town of LaPrairie have historically cooperated with one another in the provision of ambulance services; and

WHEREAS, the Town of LaPrairie provides first response emergency medical service, and the City of Beloit is equipped and trained to provide Paramedic Emergency Medical Service and has done so for some time in the area served by the Town of LaPrairie; and

WHEREAS, the attached intergovernmental agreement will establish a fee for service and ease the burden of providing this service to the Town of LaPrairie.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Beloit, Rock County, Wisconsin, hereby finds that the attached intergovernmental agreement is in the best interests of the City of Beloit and the City Manager of the City of Beloit be, and he is hereby, authorized to execute said intergovernmental agreement on behalf of the City of Beloit and to do all other things necessary to implement the provisions therein.

Adopted this 21st day of December, 2015.

CITY OF БЕLOIT

Charles M. Haynes, President

Attest:

Lorena Rae Stottler, City Clerk

CITY OF BELOIT



REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: A resolution to approve the Ambulance Service contract with the Town of La Prairie and Town of Turtle.

Date: December 21, 2015

Presenter: Bradley J. Liggett/ Joe Murray

Department: Fire

Overview/Background Information:

The City of Beloit Fire Department has provided ambulance service to the Town of Turtle and parts of the Town of LaPrairie for the last 40 years. The ambulance service provided to both Townships is a high quality service that benefits the citizens living and working within those areas. In order to help cover the costs of the service provided to the Town of Turtle and the Town of LaPrairie, they agree to reimburse the city the designated amount listed in the Ambulance Service Contract.

Key Issues:

1. The Beloit Fire Department will be able to continue to provide a high quality paramedic level service to the Town of Turtle residents as it has in the past.
 2. The Town of Turtle will reimburse the City of Beloit the amount listed in the Ambulance Service Contract.
 3. The reimbursement will help the ambulance service remain sustainable and free from tax subsidy.
-

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 Goals 3 and 4 - 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.

Communicate and partner with other jurisdictions and organizations to coordinate effective and efficient service delivery and stimulate regional prosperity.

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

- Reduce dependence upon fossil fuels 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 contract has been reviewed by city staff and is recommended for approval.

Fiscal Note/Budget Impact:

Approval of the contract will help the ambulance budget remain independent of tax subsidy.

Attachments:

Proposed Ambulance Service Resolution and Ambulance Service Contract.

EMERGENCY AMBULANCE SERVICE AGREEMENT

THIS AGREEMENT is made and entered into this 21st day of December, 2015, by and between the **City of Beloit**, a Wisconsin municipal corporation, (hereinafter referred to as “**City**”) and the **Town of La Prairie** (hereinafter referred to as “**Town**”).

WHEREAS, the Parties have the power to provide emergency ambulance service within their respective governmental jurisdiction, to-wit:

- (a) The **City** operates its emergency ambulance service under the authority of Section 62.133, Wisconsin Statutes.
- (b) Townships in the State of Wisconsin have the authority to provide and contract for emergency ambulance service under the authority of Section 60.565, Wisconsin Statutes; and

WHEREAS, the **Town** desires to contract with the **City** for ambulance services; and

WHEREAS, the **City** is willing to provide ambulance service to the **Town** upon the terms and conditions hereinafter set forth; and

WHEREAS, the **City** and the **Town** are authorized, pursuant to the statutes cited above and pursuant to Section 66.0301 of the Wisconsin Statutes, to enter into this Agreement.

NOW, THEREFORE, the **City** and the **Town** (collectively the “Parties”) agree as follows:

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2. **Hours of Service.** The **City** will provide emergency ambulance service, when the **City’s** equipment and personnel are available, to the **Town** twenty-four (24) hours per day,

seven (7) days per week and fifty-two (52) weeks per year.

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4. **Response.** Within reason and exercising proper and appropriate discretion, the **City** agrees to respond to all requests for emergency ambulance services, when the **City's** equipment and personnel are available, within the territorial jurisdiction of the **Town**.

5. **Cost of Services.** The **Town** agrees to pay the **City** for costs of services as follows:

<u>CALENDAR YEAR</u>	<u>AMOUNT DUE</u>	<u>PAYMENT DUE BY</u>
01/01/2016 – 12/31/2016	\$2804.05	01/31/2016
01/01/2017 – 12/31/2017	\$3000.33	01/31/2017
01/01/2018 – 12/31/2018	\$3210.35	01/31/2018

The Parties agree that this fee is designed to offset the expenses of the **City** in maintaining the infrastructure, equipment and personnel necessary to provide ambulance service and that

individual calls for service will be billed separately. The **Town** acknowledges that the **City** charges a nonresident rate for direct service. The amount is set by City Council resolution each year. The **City** will notify the **Town** of the amended rate by December 15th of each year.

6. **Billing for Services.** The **City** and/or the **City's** billing contractor shall bill the patients receiving **City** services in the **Town** or such other person responsible for payment of the patient's bill. The **City** agrees to issue each bill promptly. The bill shall contain the date, time and place of the occurrence and the name and address of the patient.

7. **Employee Status.** The **City** shall employ all persons performing the emergency ambulance services to the **Town**. No **City** employee shall have any claim against the **Town** for employment benefits, including, but not limited to, pensions, worker's compensation, civil service or other rights of **Town** employees.

8. **Indemnity.** The **Town** shall indemnify and hold the **City**, its officers, employees and agents, harmless from any liability for claims arising out of the acts or omissions of the **Town**, its officers, employees and agents. Likewise, the **City** shall indemnify and hold the **Town**, its officers, employees and agents, harmless from any liability for claims arising out of the acts or omissions of the **City**, its officers, employees and agents. Each party agrees to maintain general liability insurance to cover liability for its acts and omissions, including the acts and omissions of its officers, employees and agents.

9. **Operating Cost.** Except as noted in paragraph (5) of this Agreement, the **Town** shall assume no liability for the payment of operating expenses, including salaries, wages, benefits or other compensation paid to officers, agents or employees of the **City** for providing emergency ambulance service within the **Town** pursuant to this Agreement.

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11. **Notification of Emergency.** The **City** agrees to make a reasonable effort to notify the **Town**, its designated officers or employees, of any emergency response being made to the **Town's** service area as soon as possible after receipt of a call for such response. Prompt notice is necessary to enable the **Town** to respond, if appropriate, with aid to the location of the emergency.

12. **Term of Contract.** This Agreement shall be in effect from January 1, 2016 until December 31, 2018.

13. **Termination.** This Agreement shall not be terminated by either party except upon mutual agreement of the Parties within the first six (6) months of this Agreement. After the initial six-month period, either party may terminate the contract upon sixty (60) days written notice to the other party.

14. **Notices.** Any notice required by this Agreement shall be made in writing and shall be mailed to the other party as follows:

To the Town :	Town of La Prairie 3610 S. La Prairie Town Hall Rd. Janesville, WI 53546
To the City :	City of Beloit Fire Department 1111 Church Street Beloit, WI 53511

15. **Non-Exclusive Agreement.** The Parties agree that the **Town** is not required to make sole or exclusive use of the **City's** emergency ambulance services described in this Agreement.

16. **Amendment.** This Agreement may be amended at any time by mutual written agreement of the Parties.

17. **Agreement Binding.** This Agreement shall be binding upon the Parties hereto, their successors and assigns.

IN WITNESS WHEREOF, by signing below, the Parties agree to the terms in this Agreement.

CITY OF БЕLOIT

TOWN OF LA PRAIRIE:

By: _____
Lori S. Curtis Luther, City Manager

By: _____
Signature

ATTEST:

Print name

By: _____
Lorena Rae Stottler, City Clerk

Title

APPROVED AS TO FORM:

By: _____
Elizabeth A. Krueger, City Attorney

I hereby certify that there are sufficient funds available to pay the liability incurred by the City of Beloit pursuant to this agreement.

By: _____
Eric Miller, City Comptroller

tdh/files/15-1043/LaPrairie Emergency Ambulance Service Agreement (2016-2018) 20151206

**RESOLUTION
APPROVING THE APPOINTMENT OF ELECTION OFFICIALS
FOR THE 2016-2017 ELECTION CYCLE**

WHEREAS, Wisconsin State Statutes mandate the appointment of Election Officials, including Chief Election Inspectors, Election Inspectors, Special Voting Deputies for Nursing Homes, and Board of Canvass members, on the Municipal level; and

WHEREAS, the City Clerk's office develops and maintains said list to provide coverage at all polling places and for all functions related to the election process; and

WHEREAS, the election officials on the list have agreed to perform their functions and receive training in accordance with State Statutes; and

WHEREAS, one of the two major Rock County political parties have submitted their lists of nominees for election inspectors by the November 30, 2015 deadline, and those individuals are included in this list per State Statutes.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Beloit approves the attached list of Election Officials for the following terms of office:

Chief Election Inspectors and Election Inspectors:	1/1/16-12/31/17
Special Voting Deputies for Nursing Homes:	1/1/16-12/31/17
Municipal Board of Canvassers:	1/1/16-12/31/16 (½ term) and 1/1/17-12/31/18

BE IT FURTHER RESOLVED that the official list of Election Officials be maintained by the Office of the City Clerk and be open to public inspection.

Adopted this 21st day of December 2015.

City Council of the City of Beloit

Charles M. Haynes, President

ATTEST:

Lorena Rae Stottler, City Clerk

CITY OF БЕЛОIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Appointment of Election Officials for the 2016-2017 Election Cycle

Date: December 21, 2015

Presenter(s): Lorena Rae Stottler

Department(s): City Clerk

Overview/Background Information:

In accordance with State Statutes, the Clerk's office has compiled a list of election officials to be appointed for the 2016-2017 election cycle. Statutes require that the City Council appoint election officials between December 1, 2015, and December 31, 2015, for the 2016-2017 election cycle. The Clerk's office requests that the City Council approve this list thereby appointing these election officials, whose positions are briefly described below.

Key Issues:

- Chief Inspectors, Inspectors, and Alternates:
 - Chief Inspectors are designated on the attached list in alphabetical order. One Chief Inspector is required for each polling place. We typically appoint two Chiefs at each polling place to work together on Election Day. Chief Inspectors are required to have at least six hours of election training during each appointment cycle to be certified. These individuals act as the liaisons between the election inspectors and the municipal clerk and oversee all Election Day activities at the polling places.
 - Election inspectors and alternates are designated on the attached list in alphabetical order. The number of inspectors per polling place varies with the size of the election and the number of wards at the polling place. Election inspectors are trained prior to elections by the Clerk. Alternates are not designated separately on this list. They are called upon when the regular inspectors are unable to work and/or during large elections.
 - Politically-Appointed Election Inspectors:
 - County Republican and Democratic Party chairpersons have the opportunity to submit a list of nominees for election inspectors to be appointed with priority by November 30, 2015. The Republican Party submitted a list in time, while the Democratic Party did not submit a list. These individuals are required to be appointed in priority by law. Although some of these nominees may or may not have previous election training, they will receive training from the Clerk prior to each election.
 - Special Voting Deputies for Nursing Homes:
 - The Special Voting Deputies designated on the list visit specified nursing homes prior to each election to allow those temporarily or permanently living in the facilities to vote by absentee ballot. These individuals are trained by the Clerk.
 - Municipal Board of Canvassers:
 - The Municipal Board of Canvassers is made up of the Clerk, the Deputy Clerk, and two other electors. The MBOC meets after each election to process late-arriving absentee ballots and provisional ballots and to certify the results of municipal elections or referenda (spring elections only). The two year term for the Board of Canvassers begins in odd years and ends in even years, which is why there are 1.5 cycles included in the Resolution.
-

Conformance to Strategic Plan:

Consideration of this request supports *Strategic Goal #1*, which focuses on enhancing the quality of life for current and future generations.

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** – Election officials ensure a safe, fair, open, and transparent election process.

Action required/Recommendation:

- City Council consideration of the attached Resolution

Fiscal Note/Budget Impact:

Election officials are paid an hourly or daily stipend for working before, during, and/or after Election Day and for any associated training. The Clerk's office has included funding in the 2016 budget to pay election officials for the four scheduled elections and the associated training.

Attachments:

Resolution and City of Beloit Election Official List

EMP#	Last Name	First Name	Mid	Suf	Street Address	POSITION	Polling Place	Home Ward	Assigned Ward
	LAMONT	ALICE			2429 LATHERS ROAD	Alt. Chief	1st Congregational	23	16
3374	METTER	JOYCE	D		1336 MOORE	Alt. Chief	1st Congregational	11	16
3353	CLIFTON	DANIELLE	A		641 CHURCH ST	Chief	1st Congregational	16	16
3409	HANSEN	CAROLYN	H		2700 E RIDGE APT 2	Chief	1st Congregational	24	16
3415	MARKS	ARNOLA	L		1230 CENTRAL	Chief	1st Congregational	18	16
3549	CHISHOLM	SEAN			1231 CENTRAL AVE	Inspector	1st Congregational	18	16
3548	CHISHOLM	VERONICA			1231 CENTRAL AVE	Inspector	1st Congregational	18	16
3450	CONSID	CAROLYN	J		3494 FIELD CREST CT	Inspector	1st Congregational	23	16
3429	MUCHMORE	JON	E		715 PARK AVE	Inspector	1st Congregational	17	16-Alternate
3446	BENNETT	LINA	E		431 OLYMPIAN BLVD #37	Chief & SVD	Beloit Historical Society	11	10
2175	SCHAUER	JAMES	R		1132 OLYMPIAN BLVD	Inspector	Beloit Historical Society	11	10
3420	SWANSON	SHARON	A		1540 MOORE ST	Inspector	Beloit Historical Society	11	10
1128	HOOKER	LOUISE	E		2103 PORTLAND AVENUE	Inspector/SVD	Beloit Historical Society	4	10
3470	SORS	MARGARET	A		1714 TOWNLINE AVE	Chief	Beloit Historical Society	2	11
2653	DEVINS	PATRICIA	C		405 OLYMPIAN BLVD #103	Greeter (paid)	Beloit Historical Society	11	11
3373	MCCAULEY	JULIE	A		1207 MIDDLE ST	Inspector	Beloit Historical Society	10	11
3377	NELSON	KAREN	J		1248 ELEVENTH ST	Inspector	Beloit Historical Society	10	11
3419	SWANSON	PAUL	O		1540 MOORE ST	Inspector	Beloit Historical Society	11	11
3544	MAGILL	SARA	L		431 OLYMPIAN BLVD #7	Greeter (paid)	Beloit Historical Society	11	12
3359	FALLON	DEBORAH	J		1232 ELM ST	Inspector	Beloit Historical Society	11	12
3363	GURHOLT	DONNA	G		2427 HEATHER TERRACE	Inspector	Beloit Historical Society	21	12
3368	LADWIG	NANCY	J		2424 SHOPIERE RD	SVD/Inspector	Beloit Historical Society	23	12
3425	GROVER	DONNA	M		1237 10TH ST	Inspector	Beloit Historical Society	10	10-Alternate
3565	JENSON	REBECCA	A		2509 N BOOTMAKER DR	Inspector	Beloit Historical Society	23	10-Alternate
3379	NELSON	ROYDEN	G		1248 11TH ST	Inspector	Beloit Historical Society	10	11-Alternate
	WEAVER	ZENA	L		1130 6th STREET	Inspector	Beloit Historical Society	10	12-Alternate
3361	FIELDS	LAURA	K		1665 NELSON	Inspector	Beloit Public Library	14	13
3387	STOTT	THERESA	A		1678 PORTER AVE	Inspector	Beloit Public Library	14	13
3393	WEEDEN	EDYTHE	M		1837 FAYETTE AVE	Inspector	Beloit Public Library	15	13
3466	WILLIAMS	SHIRLEY	D		2170 HAYFIELD LN	Chief	Beloit Public Library	21	14
3350	BARNETT-CURROSE		L		1207 HARVEY ST	Inspector	Beloit Public Library	14	14
3400	BLACKWELL	CECILIA	R		1143 LINCOLN AVE	Inspector	Beloit Public Library	10	14
3372	MARTON	PATRICIA	A		1844 SHOPIERE RD	Inspector	Beloit Public Library	15	14
3383	PLUDE	MARILYN	A		1338 BITTEL ST	Inspector	Beloit Public Library	3	14
3440	VANCE	OPAL	E		1425 BROAD ST	Chief	Beloit Public Library	17	15
3534	EL-AMIN	ISAAM			1014 ALICE AVE	Inspector	Beloit Public Library	13	15
3369	LAWRENCE	CAROLYN	N		1255 PORTER AVE	Inspector	Beloit Public Library	18	15
3370	LOCKHART	LUDEAN			1407 DEWEY	Inspector	Beloit Public Library	14	15
3376	MURRAY	STEFANIE	A		1836 CARLYLE RD	Inspector	Beloit Public Library	15	15
3451	BAYSINGER	BARBARA	A		1640 NELSON	Inspector	Beloit Public Library	14	22
3355	DAUGHERTY	JO	H		927 CLEVELAND ST	Inspector	Beloit Public Library	4	22
3371	MANNING	PATTI	J		1413 YATES AVE	Inspector	Beloit Public Library	14	22
3416	SAMUELS	JOANNE	H		1660 FAYETTE AVE	Inspector	Beloit Public Library	14	22
3395	WOODCOCK	RICHARD	L		2071 ROYAL OAKS CT	Inspector	Beloit Public Library	23	22
3352	BORKENHAGE	JANICE	A		1760 CHAPMAN ST	Inspector	Beloit Public Library	14	14-Alternate
3398	BAYSINGER	LAWRENCE	K		1640 NELSON AVE	Inspector	Beloit Public Library	14	15-Alternate
3411	HESS	SUSAN	G		883 MILWAUKEE RD	Inspector	Beloit Public Library	17	22-Alternate
3380	RONAN	JOYCE	H		1711 ARBOR DR	Chief	Central Christian Church	15	23
3397	ANDERSON	MADELEINE	J		11 PLUM TREE	Inspector	Central Christian Church	21	23
911	BREDEN	DARLENE	L		1990 BOOTMAKER DRIVE	Inspector	Central Christian Church	22	23
234	FASSETT	LEON	E		1871 VISTA DR	Inspector	Central Christian Church	24	23
3566	GARD	NORA	I		2524 WHITE OAKS DR	Inspector	Central Christian Church	23	23
3448	KENITZER	MERLIN	E		3488 FIELD CREST CT	Inspector	Central Christian Church	23	23
3385	SHEA	PATRICIA	A		2573 WOOD DR	Inspector	Central Christian Church	19	23
3390	THORPE	SANDRA	J		2510 LORI ANN DR	Inspector	Central Christian Church	23	23
2088	SCHROER	NANCY	M		2700 FAWN COURT	MBOC/Inspector	Central Christian Church	23	23
3533	HOLMBECK	JACQUELINE	L		1608 TURTLE ST APT B	Alt. Chief	Central Christian Church	17	24
3381	ROSENOW	JOANN	C		2239 TALLGRASS CT #13	Chief	Central Christian Church	23	24
3438	SMITH	LUCILE	M		2248 MOCCASIN TRAIL	Inspector	Central Christian Church	22	24

3542	TUNKS	BARBARA	A	2570 EDGEWOOD DR	Inspector	Central Christian Church	21	24
3464	WIEDERHOLT	CHARLES	W	2700 E RIDGE RD APT 5	Inspector	Central Christian Church	24	24
3465	WIEDERHOLT	ELIZABETH	V	2700 E RIDGE RD APT 5	Inspector	Central Christian Church	24	24
3582	LICATA	GERALDINE	K	721 E COLUMBINE DR	Inspector	Central Christian Church	8	24
3532	CAMPBELL	MARTIN	A	2647 AUSTIN PL	Inspector	Central Christian Church	23	24-Alternate
3581	JOSLIN-CRARY	JUDITH		2567 EDGEWOOD DR	Inspector	Central Christian Church	21	24-Alternate
3535	ENGELSON	JEANNE	D	1904 FREDERICK ST	Inspector	Converse School	2	1
3364	GUSTINA	LARAY	S	1319 BURTON ST	Inspector	Converse School	1	1
3460	WARE	LOIS	D	1301 ATHLETIC AVE	Inspector	Converse School	17	1
3421	ACY	NANCY	C	414 ROOSEVELT AVE	Chief	Converse School	7	2
3422	DOTTER	WILMA	J	1643 GRANT ST	Inspector	Converse School	3	2
3545	GARCIA	STEPHANIE	M	1329 W GRAND AVE	Inspector	Converse School	5	2
3378	NELSON	LINDA	L	1763 TOWNLINE AVE	Inspector	Converse School	2	2
821	WHITE	KAREN	R	1037 JOHNSON ST	Inspector	Converse School	3	2
3441	WARBLOW	DENISE	H	1366 JOHNSON ST	Chief	Converse School	3	3
3354	CRAWFORD	WAYNE	K	1605 CLEVELAND AVE	Greeter (paid)	Converse School	3	3
3396	ALEXANDER	SUSAN	K	1110 OLYMPIAN BLVD	Inspector	Converse School	11	3
3455	BUSSIE	BETTY	J	1942 FAIRVIEW DR	Inspector	Converse School	2	3
3447	PARISH	DEANNA	L	1600 SUN VALLEY DR	Inspector	Converse School	3	3
3392	WARD	WINNIE	M	1017 RITSHER ST	Inspector	Converse School	3	3
3552	AUSTIN	LOUISE	R	2200 BURTON ST #303	Inspector	Converse School	2	1-Alternate
3547	HUBBARD	SHIRLEY	J	225 POOLE CT	Inspector	Converse School	12	1-Alternate
3553	BURTON	KEVIN	D	1037 JOHNSON	Inspector	Converse School	3	2-Alternate
3462	WARBLOW	BARRY	M	1329 W GRAND AVE	Chief	Converse School	5	3-Alternate
3561	HERNANDEZ	STEFANIE	M	1714 TOWNLINE AVE	Inspector	Converse School	2	3-Alternate
	HOTCHKISS	RICHARD	A	2318 PARKMEADOW	Inspector	Converse School	21	3-Alternate
3424	GOIFFON	SARAH	J	1005 LINCOLN AVE	Inspector	Gaston or BHS	10	4-Alternate
3423	GOIFFON	JUDITH	A	1005 LINCOLN AVE	Chief	Gaston School	10	4
3434	STLUKA	MICHAEL	E	716 WISCONSIN AVE	Inspector	Gaston School	17	4
3442	WEHRLE	BONNIE	K	2402 LATHERS RD	Inspector	Gaston School	23	4
3457	FORNSTEDT	CYNTHIA	L	1137 VINE	Chief	Gaston School	10	5
3405	DORAN	JULIE	L	915 DIVISION	Inspector	Gaston School	4	5
3404	DORAN	VIRGINIA	E	915 DIVISION	Inspector	Gaston School	4	5
3439	STLUKA	DEBORAH	K	1550 WASHBURN	Inspector	Gaston School	14	5
3391	UELAND	JACQUELINE	J	827 GRANT ST	Inspector	Gaston School	4	5
3454	BUSSAN	MERLA	R	3479 FIELDCREST CT	Inspector	Gaston School	23	6
3445	HARRIS	MARJORIE	A	1136 JACKSON ST	Inspector	Gaston School	6	6
3426	KRESSIN	NANCY	J	2010 BOOTMAKER DR	Inspector	Gaston School	22	6
3546	BLAIR	CYNTHIA	D	1741 CLEVELAND ST	Inspector	Gaston School	T. Beloit	4-Alternate
3443	MORK	DAVID	P	431 OLYMPIAN BLVD	Inspector	Gaston School	11	4-Alternate
	SPANGLER	JAN		2257 E HART ROAD	Inspector	Gaston School	1	4-Alternate
3536	RODRIGUEZ	FLORENCIA	L	1219 9TH ST	Inspector	Gaston School	12	5
3560	SILVIS	DARL	R	1215 GARFIELD AVE	Inspector	Gaston School	10	5
	HENSLEY	ARLENE	J	431 OLYMPIAN BLVD #12	Inspector	Gaston School	10	5-Alternate
3585	BEU	RUTH	J	431 OLYMPIAN BLVD #36	Inspector	Gaston School	11	5-Alternate
3558	KEOUGH	DAVID	J	825 CAROLYN DR	Inspector	Gaston School	T. Beloit	6-Alternate
3559	KEOUGH	SUSAN	C	825 CAROLYN DR	Inspector	Gaston School	T. Beloit	6-Alternate
3557	STREETER	KENNETH	J II	1401 MCKINLEY AVE	Inspector	Gaston School	11	6-Alternate
3456	ELLENBERGER	KIMBERLY	C	105 MCKINLEY AVE	Inspector	Gaston School	5	6-Alternate
3562	BIESTER	MARY	K	1737 ARROWHEAD DR	Inspector	Hackett School	22	7
3351	BLAKEMAN	MARY LOUISE		419 ST LAWRENCE AVE	Inspector	Hackett School	7	7
3360	FERRERA	LOIS	A	719 MCKINLEY AVE	Inspector	Hackett School	5	7
3430	MULLVAIN	THERESA	A	410 ST LAWRENCE AVE	Inspector	Hackett School	7	7
3349	ACKLEY	ROSELYNE	M	1920 FREDERICK ST	Inspector	Hackett School	2	8
3365	HANAMAN	SANDRA	L	752 VERNON AVE	Inspector	Hackett School	6	8
3367	KLINE	MARJORIE	A	1357 JACKSON ST	Inspector	Hackett School	5	8
3356	DEUVALL	ANDREW	A	1811 CONGRESS AVENUE	Chief	Hackett School	15	9
VOL	MERKLE	PAUL	C	842 TENTH STREET	Chief	Hackett School	9	9
3444	DEUVALL	RUTH	J	339 W GRAND AVE #200	Inspector	Hackett School	7	9
3357	DEUVALL	TERRIE	J	339 W GRAND AVE #200	Inspector	Hackett School	7	9
3384	SCHOONOVF	BEVERLY	F	1416 D BITTEL ST	Inspector	Hackett School	3	9

	KUHNLE	LINDA	J	2039 HIGHLAND AVE	Inspector	Hackett School	5	8-Alternate
	NORDER	ROBERT	C	220 W. GRAND AVE #104	Inspector	Hackett School	7	8-Alternate
3563	ARROWOOD	DANIEL	T	702 VERNON AVE	Inspector	Hackett School	6	9-Alternate
3567	ARROWOOD	TERI	L	702 VERNON AVE	Inspector	Hackett School	6	9-Alternate
	COSTRINI-NOI	RITA		2064 GRANITE CT	Inspector	River of Life UMC	22	19
3406	EMERICH	JACK	L	1967 GREENVIEW DR	Inspector	River of Life UMC	15	19
3407	EMERICH	MARLENE	J	1967 GREENVIEW DR	Inspector	River of Life UMC	15	19
	LISTENBEE	ANNA MARIE		1970 MASON ROAD	Inspector	River of Life UMC	21	19
	MOORE	ANGELA		2012 E RIDGE ROAD	Inspector	River of Life UMC	24	19
3435	WILSON	JOHN	F	1982 CREST RD	Inspector	River of Life UMC	15	19
3583	FRYAR	CAROL	L	2057 GRANITE CT	Alt. Chief	River of Life UMC	22	20
3366	KERR	KAREN	A	1406 GARFIELD AVE	Inspector	River of Life UMC	11	20
3436	MESSENGER	PAULINE	F	2408 HEATHER TER	Inspector	River of Life UMC	21	20
3432	PARKER	DIANA	L	21 PLUM TREE VILLAGE	Inspector	River of Life UMC	21	20
3433	PARKER	WILL	E	21 PLUM TREE VILLAGE	Inspector	River of Life UMC	21	20
516	MARKEE	JUDY	A	2425 FINN RD	Chief	River of Life UMC	23	21
3538	DITTMAR	KAREN	M	2525 N BOOTMAKER DR	Inspector	River of Life UMC	23	21
3413	MARKEE	DAVID	S	2425 FINN RD	Inspector	River of Life UMC	23	21
3418	SKAUGEN	GAYLE	M	3669 OAK LANE DR	Inspector	River of Life UMC	23	21
3389	THOMPSON	ODELL		1740 SIXTH ST	Inspector	River of Life UMC	12	21
	FIORE	RANDALL	L	2544 EDGEWOOD DR	Inspector	River of Life UMC	21	21
3427	LAMIA	MADGE	I	2335 GRANITE TER.	Inspector	River of Life UMC	22	20-Alternate
3449	GEORGE	PAMELA	J	1119 PRAIRIE AVE	Alt. Chief	Todd School	18	17
3401	CAMPBELL	BONNIE JEANN		731 PARK AVE	Chief	Todd School	17	17
3362	FIZZELL	MARJORIE	M	1826 COLLEY ROAD	Inspector	Todd School	17	17
3408	GOODRICH	ALICE	A	1426 MOORE ST	Inspector	Todd School	11	17
3375	MEYER	MARY ANN		1021 MILWAUKEE RD	Inspector	Todd School	17	17
3402	CAMPBELL	WILLIAM	M	731 PARK AVE	Chief	Todd School	17	18
3399	BEGGS	GLENDA	J	1619 TURTLE ST	Inspector	Todd School	17	18
3412	HILBIG	LAVERNA	E	1128 PARTRIDGE AVE	Inspector	Todd School	18	18
	KELLY	ANA		1747 SHERWOOD KLY SW	Inspector	Todd School	17	18
3551	MCGRATH	RICHARD	T	1747 SHERWOOD DR SW	Inspector	Todd School	17	18
3531	PIERCE	GWENDOLYN	L	924 E. GRAND AVE	Inspector	Todd School	17	18
3417	SHOLES	JANE	A	1750 ARROWHEAD DR	Inspector	Todd School	22	18
3584	WARREN	ANNA MARIE		659 MILWAUKEE RD	Inspector	Todd School	17	17-Alternate
3394	WISDOM	RENE	L	803 PARK AVE	Inspector	Todd School	17	17-Alternate
3437	SHOLES	PHILLIP	G	1750 ARROWHEAD DR	Inspector	Todd School	22	18-Alternate
3564	CRESSMAN	NANCY	J	444 E GRAND AVE APT L	Inspector	1st Cong		
3403	DARLING	ROBERT	F	1842 ARROWHEAD DR	Inspector	River of Life		
3378	DOLAN	LUCY	A	1981 BOOTMAKER DR	Inspector			
3395	FERGUSON	GREGORY	T	1970 TOWNHALL ROAD	Chief	River of Life		
3410	HARRELL	ANNIE	D	2242 TALLGRASS CT #19	Chief	Beloit Public Library		
350	HENTHORN	MARILYN	A	220 W. GRAND AVE #318	Inspector			
3428	MARSHALL	LINDA	E	1929 JACKSON STREET	Inspector	Gaston School		
3464	MASSA	MARILYN	J	2413 HEATHER TERRACE	Inspector	Central Christian		
3458	MATUSIAK	CONSTANCE	J	1755 MARY ST	Inspector	Converse School		
3468	MAXTED	MARK	D	2270 WINCHESTER	Inspector	Converse School		
3459	MCCONNELL	CHERI	E	3929 MAPLE STREET	Inspector	Gaston School		
3414	MCCUTCHEON	KATHRYN	A	1111 Erin Street	Inspector			
3543	MURPHY	ROBERTA	A	25595 NATURES RIDGE RD	Inspector	Central Christian		
3434	NICHOLAS	CAITLIN	M	408 N RILE STREET	Inspector			
3556	PRINCE	KATHERINE		221 CARPENTER ST	Inspector	Converse School		
3392	SAXON	NORMA	J	2700 E RIDGE RD APT 10	Inspector	River of Life		
3300	SHOWERS	DENZIL	C	5518 DAHLEN DR	Inspector			
3463	WATROUS	JOHN	A	805 CHURCH ST	MBOC/Inspector	1st Cong		

**RESOLUTION DECLARING OFFICIAL INTENT
TO REIMBURSE EXPENDITURES
FROM PROCEEDS OF BORROWING**

WHEREAS, the City of Beloit, Rock County, Wisconsin plans to undertake capital projects hereinafter (the "Projects") approved by the City Council in the 2016 Capital Improvements Budget, as follows:

Project Title	GO Debt
TERRACE TREE PLANTING	\$50,000
SIDEWALK IMPROVEMENTS	20,000
CITY OWNED PARKING LOT REHAB	50,000
STREET MAINTENANCE	1,325,000
PRAIRIE AVE RECONSTRUCTION: CRANSTON - HUEBBE	175,000
WISCONSIN AVENUE RECONSTRUCTION	775,000
BROAD STREET BRIDGE DECK REPAIRS	85,000
HENRY AVENUE RESURFACING: ROYCE - PRAIRIE	90,000
LIBRARY COFFEE SHOP/MEETING ROOM	100,000
PARK FACILITIES & AMENITIES ENHANCEMENT	276,259
RECREATION FACILITY ENHANCEMENTS	85,000
PARKS PARKING LOTS	85,000
OPERATIONS ROOF REPLACEMENT	575,000
FLEET LIGHT DUTY SHOP LIFT	15,520
FIRE MOBIL DATA COMPUTER REPLACEMENT	52,300
HYDRAULIC EXTRICATION EQUIPMENT	100,000
FIRE ENGINE #693 & #696 REPLACEMENT	422,577
POLICE SPECIALTY VEHICLE REPLACEMENT	50,000
TASERS	75,000
DOOR & BADGE SYSTEM EXPANSION	92,000
FIBER OPTIC & RADIO EXPANSION	50,000
PROPERTY ACQUISITION & DEMOLITION	150,000
BARK BLOWER	58,000
POWERHOUSE RIVERWALK	126,145
Total	\$4,882,801

WHEREAS, the City of Beloit expects to finance the Projects on a long-term basis by issuing tax-exempt bonds or other tax-exempt obligations (collectively, the "Bonds"); and

WHEREAS, because the Bonds may not be issued prior to commencement of the Projects, the Issuer must provide interim financing to cover costs of the Projects incurred prior to receipt of the proceeds of the Bonds; and

WHEREAS, the City Council deems it to be necessary, desirable, and in the best interests of the City to advance moneys from its funds on hand on an interim basis to pay the costs of the Projects until the Bonds are issued.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Beloit, Wisconsin that;

Section 1. Expenditure of Funds. The City of Beloit shall make expenditures as needed from its funds on hand to pay the cost of the Projects until proceeds of the Bonds become available.

Section 2. Declaration of Official Intent. The City of Beloit hereby officially declares its intent under Treas. Reg. Section 1.150-2 to reimburse said expenditures with proceeds of the Bonds, the principal amount of which is not expected to exceed \$5,375,000 including estimated cost of issuance.

Section 3. Unavailability of Long-Term Funds. No funds for payments for the Projects, from sources other than the Bonds, are or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside by the City pursuant to its budget or financial policies.

Section 4. Public Availability of Official Intent Resolution. The Resolution shall be made available for public inspection at the office of the City Clerk within 30 days after its approval in compliance with the applicable state law governing the availability of records of official acts including Subchapter II of Chapter 19, Wisconsin Statutes, and shall remain available for public inspection until the Bonds are issued.

Section 5. Effective Date. This Resolution shall be effective upon its adoption and approval.

Dated at Beloit, Wisconsin this 21st day of December, 2015.

BELOIT CITY COUNCIL

Charles M. Haynes,
President of the Council

ATTEST:

Lorena Rae Stottler,
City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Resolution Declaring Intent to Reimburse Expenditures from Bond Proceeds

Date: December 21, 2015

Presenter(s): Eric R. Miller, Finance and Administrative Services Director

Department(s): Finance

Overview/Background Information: Each year as part of the city's budget and capital project planning process, staff evaluates scheduled capital improvement projects included in the Capital Budget and CIP to determine those that are eligible and require debt financing as a funding source for project completion. For those projects included in the adopted 2016 Capital Budget, the plan was to issue approximately \$5.0 million in General Obligation debt. A list of the capital projects scheduled for 2016 bond financing is included in the Declaration of Intent Resolution. U. S. Treasury Regulations Section 1.150-2 requires the city to declare its official intent to reimburse any advanced payments of project expenditures from the bond proceeds. The Council must make this declaration by resolution.

Key Issues (maximum of 5):

1. As part of the approved 2016 Capital Budget and CIP, debt financing is required to fund scheduled capital improvement projects.
2. To reimburse project expenditures incurred prior to completion of the bond financing requires a formal declaration of intent to reimburse as required by U. S. Treas. Regs. 1.150-2.

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

The 2015 bond financings will satisfy four of the five key goals contained in the city's Strategic Plan.

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.
2. 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.
3. Communicate and partner with other jurisdictions and organizations to coordinate effective and efficient service delivery and stimulate regional prosperity.
4. Apply sound, sustainable practices to promote a high quality community through historic preservation, community revitalization and new development.

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 Council adoption of the Resolution in order to comply with U.S. Treasury Regulations related to the issuance of tax exempt debt.

Fiscal Note/Budget Impact:

There is no fiscal impact associated with this action. This resolution does not obligate the city to issue debt or proceed with the sale of any debt instruments.

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Certified Survey Map (CSM) for the property located at 2001 and 3620 Gateway Blvd – Council Referral to the Plan Commission

Date: December 21, 2015

Presenter(s): Julie Christensen

Department(s): Community Development

Overview/Background Information:

Andrew Janke, on behalf of the City of Beloit, has submitted an Application for the Review of a four-lot Certified Survey Map (CSM) for the properties located at 2001 and 3620 Gateway Blvd.

Key Issues:

- The intent of the proposed CSM is to divide the existing lots at 2001 and 3620 Gateway Blvd in order to isolate an out-lot containing wetlands/floodway and create three buildable parcels that will be more desirable to future developers.
- Proposed Lot 1 is approximately 30.49 acres and has frontage on Gateway Blvd and Turtle Townline Road. Proposed Lot 2 is approximately 1.85 acres and has frontage on Turtle Townline Road. Proposed Lot 3 is approximately 4.09 acres and has frontage on Gateway Blvd. Out-Lot 1 is approximately 15.88 acres and contains undevelopable wetlands and floodway.
- The proposed CSM must be reviewed by City Council due to the 10-foot dedication of right-of-way along Turtle Townline Road.

Conformance to Strategic Plan:

- Consideration of this request supports Strategic Goal #5.

Sustainability:

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

Action required/Recommendation:

- Referral to the Plan Commission for the December 22, 2015 meeting
- This item will most likely return to the City Council for review and possible action in January of 2016.

Fiscal Note/Budget Impact: None

Attachments: Location and Zoning Map, Application and Proposed CSM

CITY of BELOIT

Planning and Building Services Division

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

Application for Review of a Minor Subdivision

(Please Type or Print)

File Number: CSM-2015-14

1. Address of property: 2001 Gateway Blvd

2. Tax Parcel Number(s): _____

3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the _____ Quarter of Section 21, Township 1 North, Range 13 East of the 4th P.M.

4. Owner of record: City of Beloit Phone: _____
100 State St Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Andrew Janke (COB)
(Address) (City) (State) (Zip)

(Office Phone #) _____ (Cell Phone #) _____ e-mail Address: janke@beloitwi.gov

6. Number of new lots proposed with this land division is 4 lot(s).

7. Total area of land included in this map: 51.46

8. Total area of land remaining in parent parcel: 51.46

9. Is there a proposed dedication of any land to the City of Beloit? _____

10. The present zoning classification of this property is: M-1, Limited Manufacturing

11. Is the proposed use permitted in this zoning district: (Open space)

12. THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:

- Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
- Pre-application meeting; a pre-application meeting was held on _____ with City of Beloit Staff.
- Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
- Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance.
- Certified Survey Map; one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

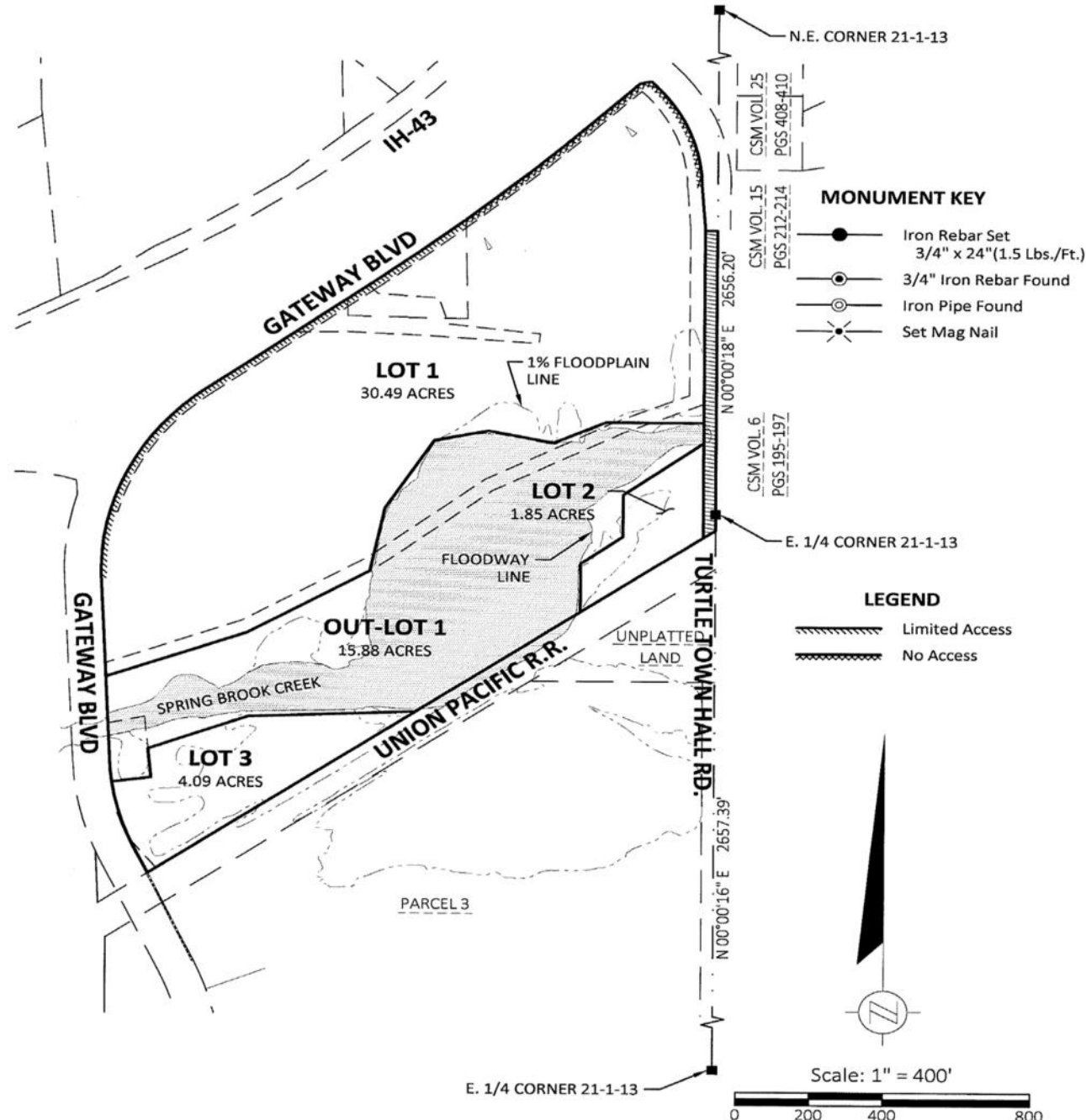
[Signature] ANDREW H. JANKE 12/4/15
(Signature of applicant) (Print name of applicant) (Date)

This application must be submitted at least 21 days prior to the Plan Commission meeting date.

Review fee: <u>\$150 plus \$10 per lot</u>	Amount paid: <u>Waived</u>
Scheduled meeting date: <u>12</u>	
Application accepted by: <u>AEM</u>	Date: <u>12/22/15</u>

PRELIMINARY CERTIFIED SURVEY MAP

OF BEING PART OF THE NE 1/4 OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 AND SW 1/4 OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 21, T. 1 N., R 13 E. OF THE 4TH P.M. CITY OF BELOIT, ROCK COUNTY, WISCONSIN.



- MONUMENT KEY**
- Iron Rebar Set
3/4" x 24" (1.5 Lbs./Ft.)
 - 3/4" Iron Rebar Found
 - ⊙ Iron Pipe Found
 - ⊗ Set Mag Nail

- LEGEND**
- ▨ Limited Access
 - ▩ No Access



Scale: 1" = 400'

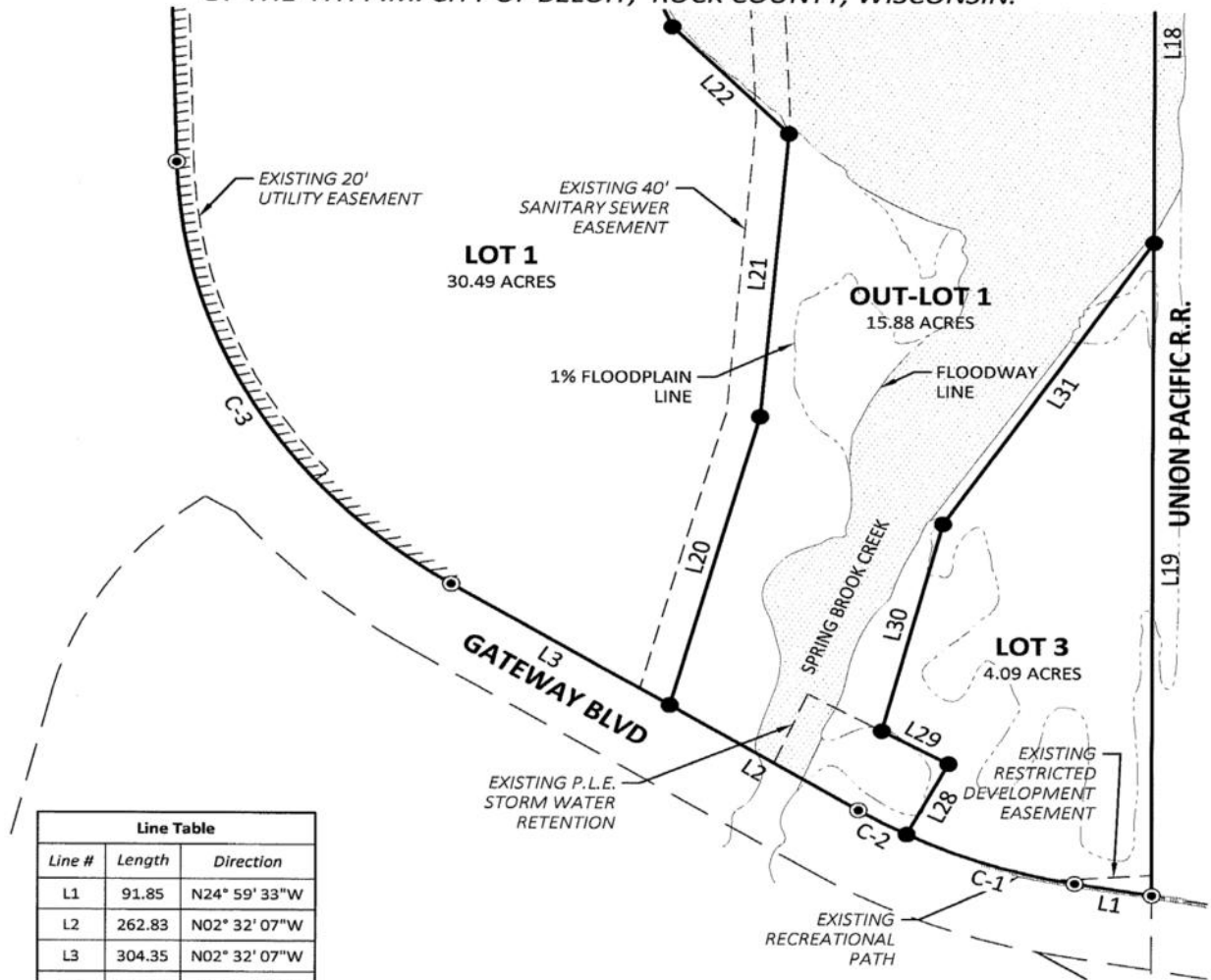


BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. THE EAST LINE OF THE NORTHEAST QUARTER BEING N 0°00'18" E

ORDER NO: 31840 BOOK: SEE FILE FIELD CREW: DRAWN BY: LRC DATE: December 1, 2015	FOR THE EXCLUSIVE USE OF: CITY OF BELOIT	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> Batterman engineers surveyors planners </div> <div style="text-align: center;"> </div> </div> <p style="font-size: 0.8em;"> 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com </p>
SHEET 1 OF 6	File Name: J:\31800-31849\31840 COB	

PRELIMINARY CERTIFIED SURVEY MAP

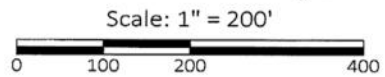
OF BEING PART OF THE NE 1/4 OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 AND SW 1/4 OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 21, T. 1 N., R 13 E. OF THE 4TH P.M. CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.



Line Table		
Line #	Length	Direction
L1	91.85	N24° 59' 33"W
L2	262.83	N02° 32' 07"W
L3	304.35	N02° 32' 07"W
L18	544.68	N55° 00' 19"E
L19	885.00	N55° 00' 19"E
L20	406.16	N69° 57' 23"E
L21	385.00	N59° 49' 58"E
L22	200.00	N11° 34' 00"E
L28	107.00	S82° 06' 12"W
L29	90.13	S05° 25' 22"E
L30	289.39	N69° 13' 50"E
L31	455.00	S87° 46' 25"W

- MONUMENT KEY**
- Iron Rebar Set
3/4" x 24" (1.5 Lbs./Ft.)
 - ⊙ 3/4" Iron Rebar Found
 - ⊙ Iron Pipe Found
 - ⊙ Set Mag Nail

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	17°05'45"	700.00'	208.87'	S 16°26'40" E	208.09'
C-2	5°21'40"	700.00'	65.50'	S 05°12'58" E	65.47'
C-3	55°57'46"	700.00'	683.71'	S 25°26'46" W	656.86'

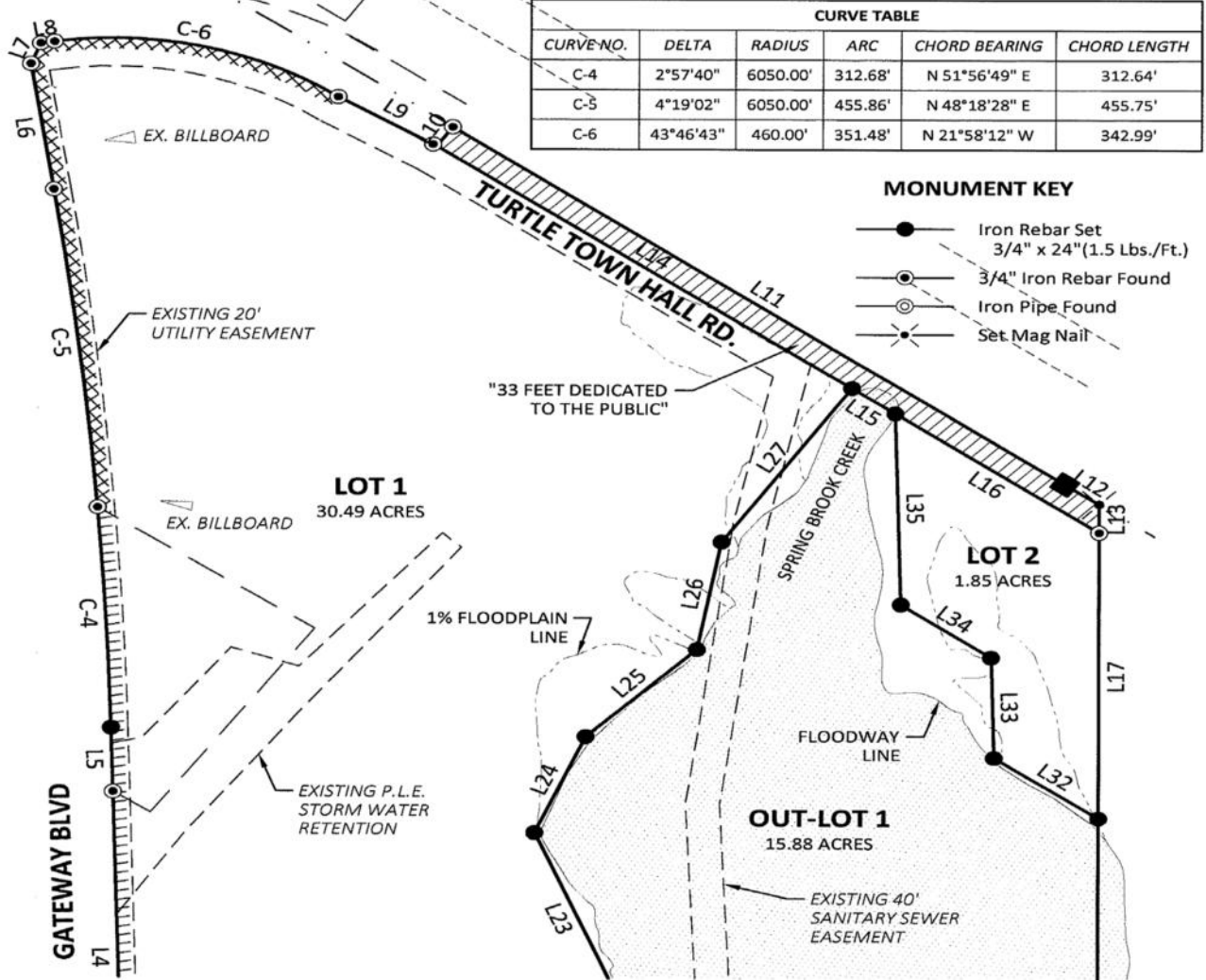


BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. THE EAST LINE OF THE NORTHEAST QUARTER BEING N 0°00'18" E

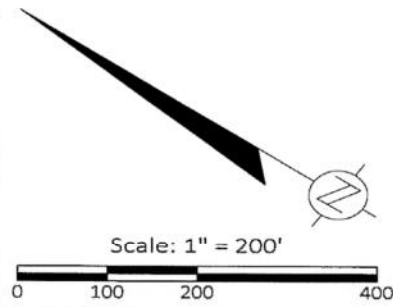
<p>ORDER NO: 31840 BOOK: SEE FILE FIELD CREW: DRAWN BY: LRC DATE: December 1, 2015</p>	<p>FOR THE EXCLUSIVE USE OF: CITY OF БЕЛОIT</p>	<p>Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com</p>
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PRELIMINARY CERTIFIED SURVEY MAP

OF BEING PART OF THE NE 1/4 OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 AND SW 1/4 OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 21, T. 1 N., R 13 E. OF THE 4TH P.M. CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.



Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L4	473.67	N53° 25' 39"E	L12	49.39	S00° 00' 16"W	L25	180.00	S78° 26' 30"E
L5	91.28	N53° 25' 39"E	L13	40.29	N55° 00' 19"E	L26	155.00	N65° 39' 00"E
L6	180.14	S46° 08' 57"W	L14	598.63	N00° 00' 18"E	L27	267.00	S89° 59' 42"E
L7	31.42	S76° 44' 24"W	L15	62.42	N00° 00' 18"E	L32	150.41	N00° 00' 00"E
L8	16.36	N43° 51' 33"W	L16	293.69	N00° 00' 18"E	L33	142.38	S53° 30' 00"W
L9	135.38	S04° 09' 40"E	L17	405.75	N55° 00' 19"E	L34	130.00	S00° 00' 00"E
L10	33.00	N89° 55' 09"E	L23	250.00	N32° 06' 00"E	L35	271.15	S53° 30' 00"W
L11	882.29	S00° 00' 18"W	L24	150.00	N78° 30' 00"E			

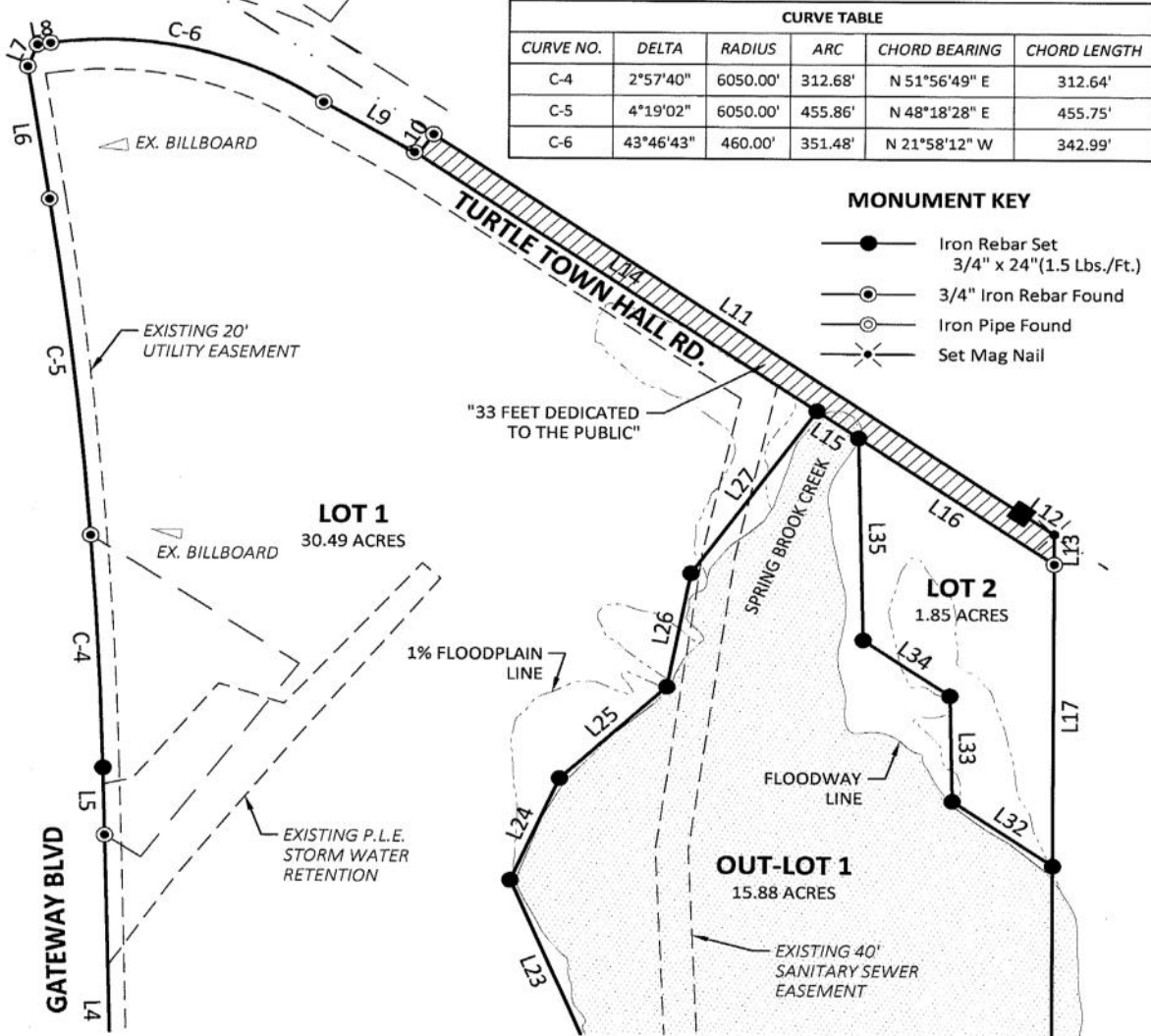


BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. THE EAST LINE OF THE NORTHEAST QUARTER BEING N 0°00'18" E

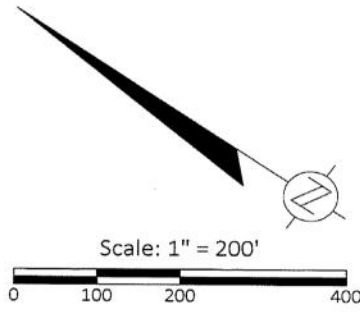
ORDER NO: 31840 BOOK: SEE FILE FIELD CREW: DRAWN BY: LRC DATE: December 1, 2015	FOR THE EXCLUSIVE USE OF: CITY OF БЕЛОIT	Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com	
SHEET 2 OF 6 File Name: J:\31800-31849\31840 C08			

PRELIMINARY CERTIFIED SURVEY MAP

OF BEING PART OF THE NE 1/4 OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 AND SW 1/4 OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 21, T. 1 N., R 13 E. OF THE 4TH P.M. CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN.



Line Table								
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L7	31.42	S76° 44' 24"W	L15	62.42	N00° 00' 18"E	L32	150.41	N00° 00' 00"E
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L9	135.38	S04° 09' 40"E	L17	405.75	N55° 00' 19"E	L34	130.00	S00° 00' 00"E
L10	33.00	N89° 55' 09"E	L23	250.00	N32° 06' 00"E	L35	271.15	S53° 30' 00"W
L11	882.29	S00° 00' 18"W	L24	150.00	N78° 30' 00"E			



BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. THE EAST LINE OF THE NORTHEAST QUARTER BEING N 0°00'18" E

ORDER NO: 31840 BOOK: SEE FILE FIELD CREW: DRAWN BY: LRC DATE: December 1, 2015	FOR THE EXCLUSIVE USE OF: CITY OF БЕЛОИТ	Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com	
	SHEET 2 OF 6 File Name: J:\31800-31849\31840 COB		

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Relocation Order for Easements for the Fourth Street Bridge Reconstruction – Council Referral to the Plan Commission

Date: December 21, 2015

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

Department: Public Works/Engineering Depts.

Overview/Background Information:

The Engineering Department has requested a relocation order for a variety of permanent and temporary easements to allow for the reconstruction of the Fourth Street Bridge over Lenigan Creek.

Key Issues:

- The existing bridge structure was built in 1940 and has reached the end of its service life.
- A relocation order for permanent and temporary easements is required for the right to operate equipment, right of ingress and egress, right to preserve, protect, remove or plant vegetation as necessary, right to grade slopes, and right to construct improvements.
- The bridge to replace the existing structure will be of substantially similar dimensions.
- The attached Location & Zoning Map and Easement Exhibits show the locations of the proposed easement areas.

Conformance to Strategic Plan:

- Consideration of this request supports Strategic Goal #5. The reconstruction will enhance the quality of life in Beloit by ensuring Fourth Street remains an efficient and high-quality transportation corridor.

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** – Fourth Street is an important transportation corridor for the City of Beloit whose preservation and maintenance is vital for both residents and the local economy.

Action Required/Recommendation:

- Referral to the Plan Commission for the December 22, 2015 meeting
- This item will most likely return to the City Council for possible action in January of 2016.

Fiscal Note/Budget Impact:

Bridge design and construction costs to be split 80/20 between WisDOT and the City of Beloit.

Attachments:

Location Map, Easement Exhibit and Legal Descriptions



Rock County

Janesville

Beloit

Project Location

ER ST

CHESTNUT AV

BEACH AV

RIDGELAND AV

MAPLE AV

Project Location

Lenigan Creek

TRUSH CT

OLYMPIAN BLVD

OLYMPIAN BLVD

NORTH ST

Rock River

Project Location Map

Project ID 5989-01-08

Lenigan Creek Bridge (P-53-0708)

Fourth Street, City of Beloit

RELOCATION ORDER

LPA1708 08/2011 (Replaces LPA3006)

Project 5989-01-08	Road name City of Beloit, Fourth Street (Lenigan Creek Bridge B-53-0288)	Highway Local Street	County Rock
Right of way plat date 11/12/15	Plat sheet number(s) 4.01-4.03	Previously approved Relocation Order date	

Description of termini of project:

BEGIN RELOCATION ORDER:

From 1068.56 feet East of and 2313.67 feet North of the South Quarter corner of Section 26, Town 1 North, Range 12 East.

END RELOCATION ORDER:

From 1010.43 feet East of and 2662.80 feet South of the North Quarter corner of Section 26, Town 1 North, Range 12 East.

To properly establish, lay out, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the highway designated above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the right of way plat for the above project.

32.05

City of Beloit

To effect this change, pursuant to authority granted under Sections ~~83.07~~ and ~~83.08~~, Wisconsin Statutes, the ~~County of Rock~~ orders that:

1. The said road is laid out and established to the lines and widths as shown on the plat.
2. The required lands or interests in lands as shown on the plat shall be acquired by: ~~County of Rock~~ City of Beloit
3. This order supersedes and amends any previous order issued by the: ~~County of Rock~~ City of Beloit

(Name/Title)

(Date)

Permanent Limited Easement for the right to construct and maintain a bridge structure, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, but without prejudice to the owner's right to make or construct improvements on said lands or to flatten the slopes, providing said activities will not impair or otherwise adversely affect the highway facilities within the right of way, in and to the following tract of land in City of Beloit, Rock County, State of Wisconsin, described as:

Said easement consists of all that land of the owner in part of Block 1 Dow's Addition, situated in part of Government Lot 3, Town 1 North, Range 12 East, thereof, as contained within the following described traverse:

Commencing at the South Quarter corner of Section 26, Town 1 North, Range 12 East,
Thence N 00° 39' 10" E, 5241.80 feet along the North-South centerline to the North Quarter corner of Section 26, Town 1 North, Range 12 East;
Thence S 20° 46' 47" E, 2848.06 feet,
Thence N 89° 39' 34" W, 33.00 feet,
Thence S 00° 20' 26" W, 80.00 feet to the point of beginning,
Thence S 00° 20' 26" W, 78.31 feet,
Thence S 88° 15' 33" W, 27.02 feet,
Thence N 00° 20' 26" E, 14.29 feet,
Thence S 89° 39' 34" E, 20.00 feet,
Thence N 00° 20' 26" E, 45.00 feet,
Thence N 89° 39' 34" W, 20.00 feet,
Thence N 00° 20' 26" E, 20.00 feet,
Thence S 89° 39' 34" E, 27.00 feet to the point of beginning.

Said **permanent limited easement** parcel contains 0.02 acres, more or less.

Also a **Temporary Limited Easement** for the right to construct a driveway, cut and/or fill slopes, and rip rap including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land in City of Beloit, Rock County, State of Wisconsin.

Said easement consists of all that land of the owner in part of Block 1 Dow's Addition, situated in part of Government Lot 3, Town 1 North, Range 12 East, thereof, as contained within the following described traverse:

Commencing at the South Quarter corner of Section 26, Town 1 North, Range 12 East,
Thence N 00° 39' 10" E, 5241.80 feet along the North-South centerline to the North Quarter corner of Section 26, Town 1 North, Range 12 East;
Thence S 20° 46' 47" E, 2848.06 feet,
Thence N 89° 39' 34" W, 33.00 feet to the point of beginning,
Thence S 00° 20' 26" W, 80.00 feet,
Thence N 89° 39' 34" W, 13.00 feet,
Thence N 00° 20' 26" E, 80.00 feet,
Thence S 89° 39' 34" E, 13.00 feet to the point of beginning.

Said **temporary limited easement** parcel contains 0.02 acres, more or less.

And

Commencing at the South Quarter corner of Section 26, Town 1 North, Range 12 East,
Thence N 00° 39' 10" E, 5241.80 feet along the North-South centerline to the North Quarter corner of
Section 26, Town 1 North, Range 12 East;
Thence S 20° 46' 47" E, 2848.06 feet,
Thence N 89° 39' 34" W, 33.00 feet,
Thence S 00° 20' 26" W, 80.00 feet,
Thence N 89° 39' 34" W, 27.00 feet to the point of beginning,
Thence S 00° 20' 26" W, 20.00 feet,
Thence S 89° 39' 34" E, 20.00 feet,
Thence S 00° 20' 26" W, 45.00 feet,
Thence N 89° 39' 34" W, 20.00 feet,
Thence S 00° 20' 26" W, 14.29 feet,
Thence S 88° 15' 33" W, 5.00 feet,
Thence N 00° 20' 26" E, 79.47 feet,
Thence S 89° 39' 34" E, 5.00 feet to the point of beginning.

Said **temporary limited easement** parcel contains 0.03 acres, more or less.

This easement is to terminate on the date that construction of this project is completed.

Parcel 2

Project 5989-01-08

Temporary Limited Easement for the right to construct cut and/or fill slopes and rip rap including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land in City of Beloit, Rock County, State of Wisconsin.

Said easement consists of all that land of the owner in part of Government Lot 3 of Section 26, Town 1 North, Range 12 East, thereof, as contained within the following described traverse:

Commencing at the South Quarter corner of Section 26, Town 1 North, Range 12 East,
Thence N 00° 39' 10" E, 5241.80 feet along the North-South centerline to the North Quarter corner of Section 26, Town 1 North, Range 12 East;
Thence S 20° 46' 47" E, 2848.06 feet,
Thence S 35° 54' 50" E, 93.00 feet to the point of beginning,
Thence S 89° 39' 34" E, 25.00 feet,
Thence S 00° 20' 26" W, 79.26 feet,
Thence S 88° 19' 48" W, 47.03 feet,
Thence N 00° 20' 26" E, 65.87 feet,
Thence N 89° 26' 50" E, 22.00 feet,
Thence N 00° 20' 26" E, 14.70 feet to the point of beginning.

Said **temporary limited easement** parcel contains 0.08 acres, more or less.

And

Said easement consists of all that land of the owner in part of Block 1 Dow's Addition, situated in part of Government Lot 3, Town 1 North, Range 12 East, thereof, as contained within the following described traverse:

Commencing at the South Quarter corner of Section 26, Town 1 North, Range 12 East,
Thence N 00° 39' 10" E, 5241.80 feet along the North-South centerline to the North Quarter corner of Section 26, Town 1 North, Range 12 East;
Thence S 20° 46' 47" E, 2848.06 feet,
Thence N 89° 39' 34" W, 33.00 feet,
Thence S 00° 20' 26" W, 158.31 feet to the point of beginning,
Thence S 88° 15' 33" W, 32.02 feet,
Thence S 00° 20' 26" W, 11.31 feet,
Thence N 88° 15' 33" E, 32.02 feet,
Thence N 00° 20' 29" E, 11.31 feet to the point of beginning.

Said **temporary limited easement** parcel contains 0.01 acres, more or less.

This easement is to terminate on the date that construction of this project is completed.

Permanent Limited Easement for the right to construct and maintain storm sewer and a bridge structure, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, but without prejudice to the owner's right to make or construct improvements on said lands or to flatten the slopes, providing said activities will not impair or otherwise adversely affect the highway facilities within the right of way, in and to the following tract of land in City of Beloit, Rock County, State of Wisconsin, described as:

Said easement consists of all that land of the owner in part of Government Lot 3 of Section 26, Town 1 North, Range 12 East, thereof, as contained within the following described traverse:

Commencing at the North Quarter corner of Section 26, Town 1 North, Range 12 East
Thence S 00° 39' 10" W, 5241.80 feet along the North-South centerline to the South Quarter corner of Section 26, Town 1 North, Range 12 East,
Thence N 24° 47' 23" E, 2548.51 feet,
Thence N 43° 39' 22" E, 48.10 feet,
Thence N 00° 20' 26" E, 15.00 feet to the point of beginning,
Thence N 00° 20' 26" E, 59.09 feet,
Thence N 88° 19' 48" E, 37.02 feet,
Thence S 31° 50' 14" W, 70.82 to the point of beginning.

Said **permanent limited easement** parcel contains 0.03 acres, more or less.

Also a **Temporary Limited Easement** for the right to construct cut and/or fill slopes including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land in City of Beloit, Rock County, State of Wisconsin.

Said easement consists of all that land of the owner in part of Government Lot 3 of Section 26, Town 1 North, Range 12 East, thereof, as contained within the following described traverse:

Commencing at the North Quarter corner of Section 26, Town 1 North, Range 12 East
Thence S 00° 39' 10" W, 5241.80 feet along the North-South centerline to the South Quarter corner of Section 26, Town 1 North, Range 12 East,
Thence N 24° 47' 23" E, 2548.51 feet,
Thence N 43° 39' 22" E, 48.10 feet to the point of beginning,
Thence N 00° 20' 26" E, 15.00 feet,
Thence N 31° 50' 14" E, 70.82 feet,
Thence N 88° 19' 48" E, 10.01 feet,
Thence S 00° 20' 26" W, 20.74 feet,
Thence S 40° 51' 22" W, 72.35 feet to the point of beginning.

Said **temporary limited easement** parcel contains 0.03 acres, more or less.

And

Said easement consists of all that land of the owner in part of Block 1 Dow's Addition, situated in part of Government Lot 3, Town 1 North, Range 12 East, thereof, as contained within the following described traverse:

Commencing at the North Quarter corner of Section 26, Town 1 North, Range 12 East
Thence S 00° 39' 10" W, 5241.80 feet along the North-South centerline to the South Quarter corner of Section 26, Town 1 North, Range 12 East,
Thence N 24° 47' 23" E, 2548.51 feet,
Thence N 89° 39' 34" W, 33.00 feet to the point of beginning,
Thence N 00° 20' 26" E, 95.38 feet,
Thence S 88° 15' 33" W, 12.01 feet,

Thence S 00° 20' 26" W, 94.95 feet,
Thence S 89° 39' 34" E, 12.00 feet to the point of beginning.

Said **temporary limited easement** parcel contains 0.03 acres, more or less.

This easement is to terminate on the date that construction of this project is completed.

**TEMPORARY CONSTRUCTION EASEMENT
(Traditional Right-of-Way Plat)**

City of Beloit, Grantor, which has an interest in the lands described below, grants to the City of Beloit, Grantee, the right and permission to occupy Grantor's easement area for highway improvement purposes, which may include but are not limited to: 1) Constructing slopes and drainage facilities on the following described lands, including the right to operate necessary equipment thereon; 2) The right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem desirable to prevent erosion of the soil, provided such activities are consistent with the rights held by the Grantor under its easement.

The said lands are situated in the City of Beloit, Rock County, Wisconsin and are shown on Sheet Number(s) 4.03, which is a part of the Right-of-Way Plat for Project No. 5989-01-08, filed by the grantee with the County Clerk and County Highway Committee of the said County as required by Wisconsin Statutes. This plat is also available for viewing at the Office located at Rock County Courthouse, 51 S Main Street, Janesville, WI 53545.

The said lands are part of Parcels 1 and 3 as shown on said Right-of-Way Plat and are further described as lying in part of Block 1 Dow's Addition and part of Government Lot 3, Town 1 North, Range 12 East, City of Beloit.

This Temporary Construction Easement establishes the right of Grantee to occupy lands on which Grantor has easement interests. However, Grantor reserves to itself the right to continue to use said easement area with its present and future overhead and/or underground facilities in a manner which is consistent with this grant, and further, that the costs of any relocation or alteration of any facilities of Grantor required by Grantee to accomplish its work, now or in the future, will be paid by Grantee.

This Temporary Construction Easement shall terminate upon completion of Construction Project No. 5989-01-78 for which this instrument is given. The Grantor has a prescriptive right or an easement and therefore grants this Temporary Construction Easement as a holder of a property interest and not as a property owner.

The Grantor's easements are recorded in the Rock County Register of Deeds Office or exists by prescriptive rights as defined by Section 893.28 Wisconsin Statutes.

November 12, 2015

(Document Created Date)

City of Beloit

(Company)

(Signature)

(Date)

(Title)

(Signature)

(Date)

(Title)

Utility or R/W Project ID 5989-01-08

R/W Parcel No. 4

Document Number
CONVEYANCE OF RIGHTS IN LAND

Exempt from fee s.77.25(2r) Wis. Stats.
s.83.08(1) Wis. Stats.

City of Beloit, GRANTOR, for and in consideration of the sum of One Dollar (\$ 1) and other good and valuable consideration, grants and conveys any and all rights and interest which, by virtue of prior title, easement, license, or other legal devices, GRANTOR holds in the land described below to the County of Rock, GRANTEE, for the purposes of constructing, operating, and maintaining a public highway and appurtenant facilities on, over, under, or across the said land; provided, however that GRANTOR reserves to itself the subordinate right to cross, traverse, or otherwise occupy said land with its present and future overhead or underground transmission lines, appurtenant facilities, and supporting structures in a manner consistent with the purposes of this conveyance and in a manner which will not interfere with normal highway maintenance and operation; provided, further, that the costs of any relocation or alteration, now or in the future, of the transmission lines, appurtenant facilities, or supporting structures when required by the GRANTEE for any reason, including accommodating future expanded or additional highway facilities on, over, under or across said land, will be paid by the GRANTEE; provided, however, that the costs of such relocation or alteration, or of the installation of new or additional facilities when done at the instance of and for the purposes of the GRANTOR, will be defrayed by the GRANTOR.

This conveyance shall be binding on the GRANTOR, GRANTEE, and their respective successors and assigns.

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

Other persons having an interest in record in the property: None.

This space is reserved for recording data

Return to
R.H. Batterman
Attn: Todd Needham
2857 Bartells Drive
Beloit, WI 53511

Parcel Identification Number/Tax Key Number
12640730 / 206 12640730

Legal Description

Part of Government Lot 3 of Section 26, Town 1 North, Range 12 East in the City of Beloit, Rock County, Wisconsin.

The undersigned certify that this instrument is executed pursuant to a resolution of the Board of Directors (or shareholders, stockholders, or members, if authorized by law) of GRANTOR corporation or cooperative.

Acknowledgment

(Grantor Name)

(Signature)

(Title)

(Print Name)

(Signature)

(Title)

(Print Name)

(Date)
State of _____)
County _____) ss.
On the above date, this instrument was acknowledged before me by the named person(s).

(Signature, Notary Public)

(Print or Type Name, Notary Public)

(Date Commission Expires)

Document Number
CONVEYANCE OF RIGHTS IN LAND

Exempt from fee s.77.25(2r) Wis. Stats.
s.83.08(1) Wis. Stats.

AT&T Wisconsin (Wisconsin Bell, Inc), GRANTOR, for and in consideration of the sum of One Dollar (\$ 1) and other good and valuable consideration, grants and conveys any and all rights and interest which, by virtue of prior title, easement, license, or other legal devices, GRANTOR holds in the land described below to the County of Rock, GRANTEE, for the purposes of constructing, operating, and maintaining a public highway and appurtenant facilities on, over, under, or across the said land; provided, however that GRANTOR reserves to itself the subordinate right to cross, traverse, or otherwise occupy said land with its present and future overhead or underground transmission lines, appurtenant facilities, and supporting structures in a manner consistent with the purposes of this conveyance and in a manner which will not interfere with normal highway maintenance and operation; provided, further, that the costs of any relocation or alteration, now or in the future, of the transmission lines, appurtenant facilities, or supporting structures when required by the GRANTEE for any reason, including accommodating future expanded or additional highway facilities on, over, under or across said land, will be paid by the GRANTEE; provided, however, that the costs of such relocation or alteration, or of the installation of new or additional facilities when done at the instance of and for the purposes of the GRANTOR, will be defrayed by the GRANTOR.

This conveyance shall be binding on the GRANTOR, GRANTEE, and their respective successors and assigns.

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

Other persons having an interest in record in the property: None.

This space is reserved for recording data

Return to
R.H. Batterman
Attn: Todd Needham
2857 Bartells Drive
Beloit, WI 53511

Parcel Identification Number/Tax Key Number
12620440 / 206 12620440

Legal Description

Part of Government Lot 3 of Section 26, Town 1 North, Range 12 East in the City of Beloit, Rock County, Wisconsin.

The undersigned certify that this instrument is executed pursuant to a resolution of the Board of Directors (or shareholders, stockholders, or members, if authorized by law) of GRANTOR corporation or cooperative.

Acknowledgment

(Grantor Name)

(Signature)

(Title)

(Print Name)

(Signature)

(Title)

(Print Name)

(Date)
State of _____)
County _____) ss.
On the above date, this instrument was acknowledged before me by the named person(s).

(Signature, Notary Public)

(Print or Type Name, Notary Public)

(Date Commission Expires)

Document Number
CONVEYANCE OF RIGHTS IN LAND

Exempt from fee s.77.25(2r) Wis. Stats.
s.83.08(1) Wis. Stats.

Wisconsin Power and Light, GRANTOR, for and in consideration of the sum of One Dollar (\$ 1) and other good and valuable consideration, grants and conveys any and all rights and interest which, by virtue of prior title, easement, license, or other legal devices, GRANTOR holds in the land described below to the County of Rock, GRANTEE, for the purposes of constructing, operating, and maintaining a public highway and appurtenant facilities on, over, under, or across the said land; provided, however that GRANTOR reserves to itself the subordinate right to cross, traverse, or otherwise occupy said land with its present and future overhead or underground transmission lines, appurtenant facilities, and supporting structures in a manner consistent with the purposes of this conveyance and in a manner which will not interfere with normal highway maintenance and operation; provided, further, that the costs of any relocation or alteration, now or in the future, of the transmission lines, appurtenant facilities, or supporting structures when required by the GRANTEE for any reason, including accommodating future expanded or additional highway facilities on, over, under or across said land, will be paid by the GRANTEE; provided, however, that the costs of such relocation or alteration, or of the installation of new or additional facilities when done at the instance of and for the purposes of the GRANTOR, will be defrayed by the GRANTOR.

This conveyance shall be binding on the GRANTOR, GRANTEE, and their respective successors and assigns.

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

Other persons having an interest in record in the property: None.

This space is reserved for recording data

Return to
R.H. Batterman
Attn: Todd Needham
2857 Bartells Drive
Beloit, WI 53511

Parcel Identification Number/Tax Key Number
12630415 / 206 12630415

Legal Description

Part of Block 1 Dow's Addition, situated in part of Government Lot 3 of Section 26, Town 1 North, Range 12 East in the City of Beloit, Rock County, Wisconsin.

The undersigned certify that this instrument is executed pursuant to a resolution of the Board of Directors (or shareholders, stockholders, or members, if authorized by law) of GRANTOR corporation or cooperative.

Acknowledgment

(Grantor Name)

(Signature)

(Title)

(Print Name)

(Signature)

(Title)

(Print Name)

(Date)
State of _____)
_____) ss.
_____ County)
On the above date, this instrument was acknowledged before me by the named person(s).

(Signature, Notary Public)

(Print or Type Name, Notary Public)

(Date Commission Expires)

Document Number
CONVEYANCE OF RIGHTS IN LAND

Exempt from fee s.77.25(2r) Wis. Stats.
s.83.08(1) Wis. Stats.

Charter Communications, GRANTOR, for and in consideration of the sum of One Dollar (\$ 1) and other good and valuable consideration, grants and conveys any and all rights and interest which, by virtue of prior title, easement, license, or other legal devices, GRANTOR holds in the land described below to the County of Rock, GRANTEE, for the purposes of constructing, operating, and maintaining a public highway and appurtenant facilities on, over, under, or across the said land; provided, however that GRANTOR reserves to itself the subordinate right to cross, traverse, or otherwise occupy said land with its present and future overhead or underground transmission lines, appurtenant facilities, and supporting structures in a manner consistent with the purposes of this conveyance and in a manner which will not interfere with normal highway maintenance and operation; provided, further, that the costs of any relocation or alteration, now or in the future, of the transmission lines, appurtenant facilities, or supporting structures when required by the GRANTEE for any reason, including accommodating future expanded or additional highway facilities on, over, under or across said land, will be paid by the GRANTEE; provided, however, that the costs of such relocation or alteration, or of the installation of new or additional facilities when done at the instance of and for the purposes of the GRANTOR, will be defrayed by the GRANTOR.

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Other persons having an interest in record in the property: None.

This space is reserved for recording data

Return to
R.H. Batterman
Attn: Todd Needham
2857 Bartells Drive
Beloit, WI 53511

Parcel Identification Number/Tax Key Number
12630415 / 206 12630415

Legal Description

Part of Block 1 Dow's Addition, situated in part of Government Lot 3 of Section 26, Town 1 North, Range 12 East in the City of Beloit, Rock County, Wisconsin.

The undersigned certify that this instrument is executed pursuant to a resolution of the Board of Directors (or shareholders, stockholders, or members, if authorized by law) of GRANTOR corporation or cooperative.

Acknowledgment

(Grantor Name)

(Signature)

(Title)

(Print Name)

(Signature)

(Title)

(Print Name)

(Date)
State of _____)
County _____) ss.
On the above date, this instrument was acknowledged before me by the named person(s).

(Signature, Notary Public)

(Print or Type Name, Notary Public)

(Date Commission Expires)

R/W PROJECT NUMBER
5989-01-08

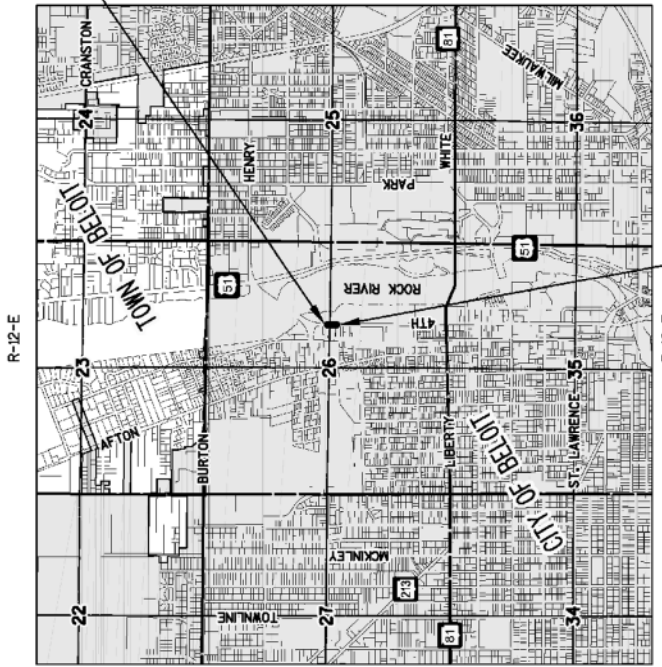
R/W PROJECT NUMBER
5989-01-78

SHEET NUMBER
4.01

TOTAL SHEETS
3

PLAT OF RIGHT OF WAY REQUIRED FOR
CITY OF BELOIT, FOURTH STREET
LENIGAN CREEK BRIDGE B-53-0288
LOCAL STREET
ROCK COUNTY

CAUTION
THIS PLAT IS FOR ILLUSTRATIVE PURPOSES
ONLY. DEEDS MUST BE CHECKED TO DETERMINE
PROPERTY BOUNDARIES.



CONVENTIONAL SYMBOLS

SECTION LINE
QUARTER LINE
SIXTEENTH LINE
NEW REFERENCE LINE
NEW R/W LINE
EXISTING R/W LINE
PROPERTY LINE
LOT, TIE & OTHER
MINOR LINES
CORPORATE LIMITS
UNDERGROUND FACILITY
COMMUNICATIONS, ELECTRIC, ETC.
FEE ACQUISITION AREA
TEMPORARY LIMITED
EASEMENT AREA
EASEMENT AREA HIGHWAY,
PERMANENT LIMITED, OR
RESTRICTED DEVELOPMENT
TRANSMISSION STRUCTURES
BUILDING
NATIONAL GEODETIC SURVEY MONUMENT
SIXTEENTH CORNER MONUMENT

R/W MONUMENT
NON-MONUMENTED
R/W POINT
FOUND IRON PIN
VALVE (GAS,
WATER, ETC.)
SIGN
OFF-PREMISE
SIGN
ELECTRIC POLE
TELEPHONE POLE
(TV, TELL. ELEC, ETC.)
ACCESS CONTROLLED BY ACQUISITION
NO ACCESS (BY STATUTORY AUTHORITY)
ACCESS RESTRICTED (BY PREVIOUS
PROJECT OR CONTROL)

COMPRESSIBLE
NON-COMPRESSIBLE

PARCEL NUMBER
UTILITY NUMBER

CONVENTIONAL ABBREVIATIONS

AR ACCESS RIGHTS
AC ACRES
AH AHEAD
AL ALUMINUM
ET AL AND OTHERS
BK BLOCK
C/L CENTERLINE
C/M CERTIFIED SURVEY MAP
CONC CONCRETE
CO COUNTY
CTH COUNTY TRUNK HIGHWAY
CORNER CORNER
DOC DOCUMENT NUMBER
EASE EASEMENT
EX EXISTING
GV GAS VALVE
GN GRID NORTH
HE HIGHWAY EASEMENT
ID IDENTIFICATION
LC LAND CONTRACT
LT LEFT
MON MONUMENT
NATIONAL GEODETIC SURVEY
NS NATIONAL SURVEY
NO NO
OUTL OUTLET
PAGE PAGE
PT POINT OF TANGENCY
PLE PERMANENT LIMITED
EASEMENT
POB POINT OF BEGINNING
PC POINT OF CURVATURE

PCC POINT OF CURVING CURVE
PI POINT OF INTERSECTION
PL PROPERTY LINE
PL (100')
R/L REFERRED AS
REM REMAINING
RT RIGHT
R/W RIGHT OF WAY
C/S SECTION
SEPV SEPTIC VENT
SF SQUARE FEET
STH STATE TRUNK HIGHWAY
SUB SUBDIVISION
TAN TANGENT
TEL TELEPHONE
TLE TELEPHONE PEDESTAL
EASEMENT
TPP TEMPORARY LIMITED
PROJECT
USH UNITED STATES HIGHWAY
V VOLUME

LC LONG CHORD
LCB LONG CHORD BEARING
R RADIUS
D DEGREE OF CURVE
A CENTRAL ANGLE OR DELTA
T TANGENT
L LENGTH OF CURVE
T DIRECTION AHEAD
DB DIRECTION BACK

CONVENTIONAL UTILITY SYMBOLS

WATER
GAS
TELEPHONE
OVERHEAD
TRANSMISSION LINES
ELECTRIC
CABLE TELEVISION
FIBER OPTIC
SANITARY SEWER
STORM SEWER

CONVENTIONAL UTILITY SYMBOLS

WATER
GAS
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OVERHEAD
TRANSMISSION LINES
ELECTRIC
CABLE TELEVISION
FIBER OPTIC
SANITARY SEWER
STORM SEWER

NOTES:
COORDINATES AND BEARINGS ON THIS PLAT ARE ORIENTED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. ALL PLAT
DISTANCES ARE GROUND LENGTH.
RIGHT OF WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE
PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S.
PUBLIC LAND SURVEY OR OTHER SURVEYS OF PUBLIC RECORD.

ACCEPTED FOR
CITY OF BELOIT

CITY ENGINEER

ORIGINAL PLANS PREPARED BY

Batterman
engineers/surveyors/planners

RAJ BATTERMAN & CO., INC.
P 608.365.4464
2897 BAYTILLS DRIVE
BELOIT, WI 53538
F 608.365.8350

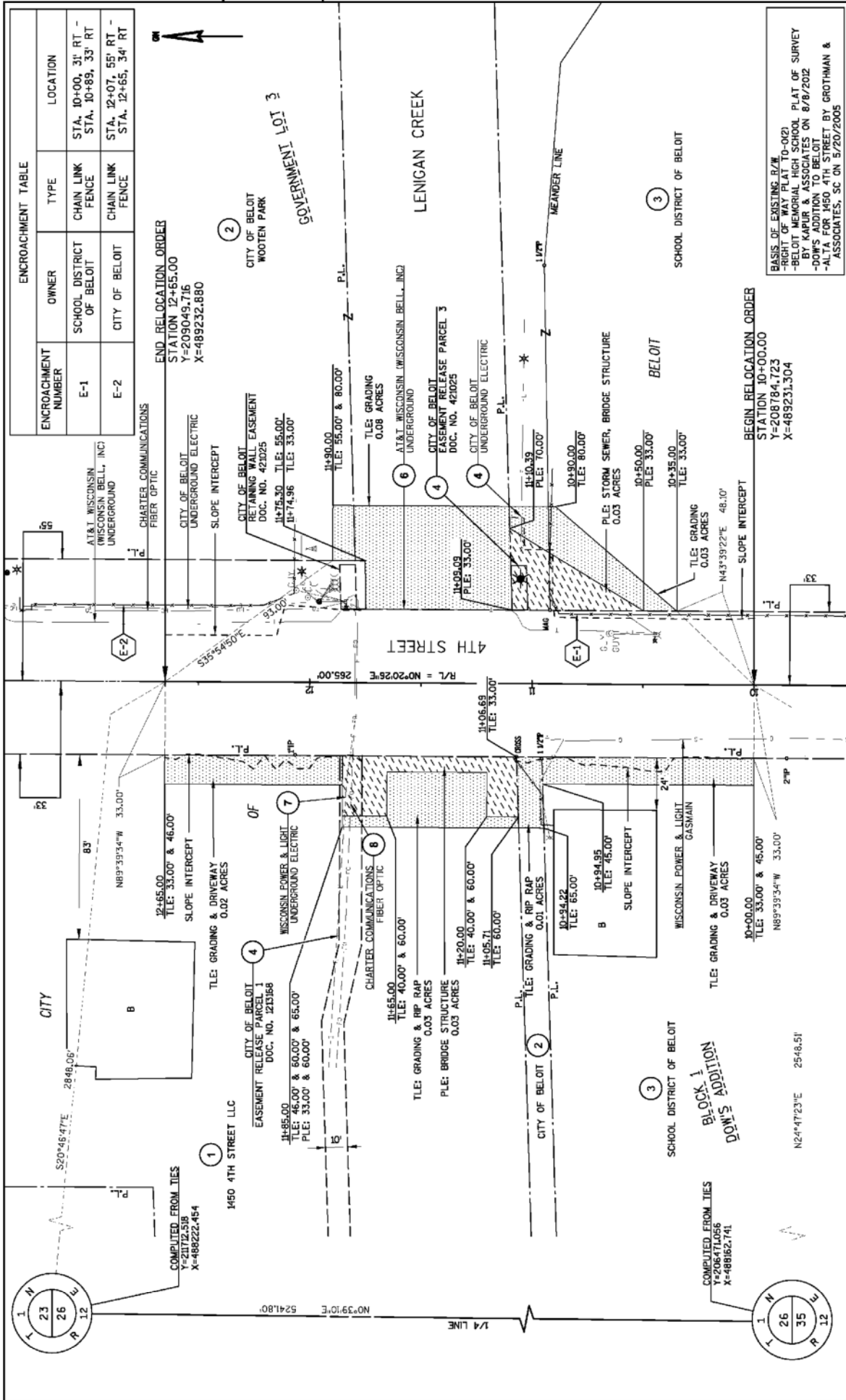
DATE: _____ PROFESSIONAL SURVEYOR

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED FOR THE DEPARTMENT
DATE: _____ SIGNATURE

SCHEDULE OF LANDS & INTERESTS REQUIRED		AREAS SHOWN IN THE TOTAL AREA COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED		OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO TRANSFER OF LAND INTEREST TO THE COUNTY.					
PARCEL NUMBER	SHEET NUMBER	OWNER(S)	INTEREST REQUIRED	TOTAL ACRES	R/W ACRES OR SQUARE FEET REQUIRED		TOTAL ACRES REMAINING	P.L.E. ACRES	T.L.E. ACRES
					NEW	EXISTING			
1	4.03	1450 4TH STREET LLC	P.L.E., T.L.E.	1.30	---	---	1.30	0.03	0.05
2	4.03	CITY OF BELOIT	T.L.E.	3.05	---	---	3.05	---	0.09
3	4.03	SCHOOL DISTRICT OF BELOIT	P.L.E., T.L.E.	15.70	---	---	15.70	0.03	0.05
4	4.03	CITY OF BELOIT	RELEASE OF RIGHTS	---	---	---	---	---	---
6	4.03	AT&T OF WISCONSIN (WISCONSIN BELL, INC)	RELEASE OF RIGHTS	---	---	---	---	---	---
7	4.03	WISCONSIN POWER & LIGHT	RELEASE OF RIGHTS	---	---	---	---	---	---
8	4.03	CHARTER COMMUNICATIONS	RELEASE OF RIGHTS	---	---	---	---	---	---

REVISION DATE: _____ DATE: _____
 _____ GRID FACTOR: _____
 FILE NAME: T31873 - RW PLAT.DWG LAYOUT NAME: ****
 SCALE: FEET
 0
 HWY: FOURTH STREET
 COUNTY: ROCK
 STATE R/W PROJECT NUMBER 5989-01-08
 CONSTRUCTION PROJECT NUMBER 5989-01-78
 PLOT DATE: 11/13/2015 7:38 AM PLOT BY: J. RYAN RUDZINSKI PLOT NAME: _____ PLOT SCALE: *****
 WISDOT/CADD SHEET 75
 PLAT SHEET 4.02
 P&E SHEET ----- E



ENCROACHMENT TABLE

ENCROACHMENT NUMBER	OWNER	TYPE	LOCATION
E-1	SCHOOL DISTRICT OF BELOIT	CHAIN LINK FENCE	STA. 10+00, 31' RT - STA. 10+89, 33' RT -
E-2	CITY OF BELOIT	CHAIN LINK FENCE	STA. 12+07, 55' RT - STA. 12+65, 34' RT -

END RELOCATION ORDER
 STATION 12+65.00
 Y=209049.716
 X=489232.880

BEGIN RELOCATION ORDER
 STATION 10+00.00
 Y=208784.723
 X=489231.304

COMPILED FROM TIES
 Y=2172.518
 X=488222.454

COMPILED FROM TIES
 Y=206471.056
 X=488162.741

END RELOCATION ORDER
 STATION 12+65.00
 Y=209049.716
 X=489232.880

BEGIN RELOCATION ORDER
 STATION 10+00.00
 Y=208784.723
 X=489231.304

COMPILED FROM TIES
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END RELOCATION ORDER
 STATION 12+65.00
 Y=209049.716
 X=489232.880

BEGIN RELOCATION ORDER
 STATION 10+00.00
 Y=208784.723
 X=489231.304

BASIS OF EXISTING R/W
 -RIGHT OF WAY PLAT T0-002
 -BELOIT MEMORIAL HIGH SCHOOL PLAT OF SURVEY
 -BELOIT ADDITION ASSOCIATES ON 8/8/2002
 -PLAT OF BELLOIT ADDITION ASSOCIATES
 -ALTA FOR 1460 4TH STREET BY GROTHMAN &
 ASSOCIATES, SC ON 5/20/2005

REVISION DATE	DATE	SCALE, FEET	STATE R/W PROJECT NUMBER 5989-01-08	PLAT SHEET 4.03
		0 20 40	CONSTRUCTION PROJECT NUMBER 5989-01-78	PS&E SHEET ----- E
			HWY: FOURTH STREET	
			COUNTY: ROCK	
			GRID FACTOR N/A	
			LOT NAME: 4444	
			FILE NAME: 13873 - RP PLATING LAYOUT NAME: 4444	
			PLOT DATE: 11/13/2015 7:39 AM	
			PLOT BY: T. RYAN RUDZINSKI	
			PLOT NAME: 1	
			PLOT SCALE: 1:1 IN=10 FT	
			WISDOT/CADD SHEET 75	

**RESOLUTION
AUTHORIZING FINAL PAYMENT OF
PUBLIC WORKS CONTRACT C15-07
Street Resurfacing**

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

WHEREAS, This project placed a new asphalt wearing surface on 34 blocks of city streets; 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 Rock Road Companies, Inc. be paid \$12,291.79 as the final payment for Public Works Contract C15-07 Street Resurfacing as recommended by the City Engineer.

Dated at Beloit, Wisconsin, this 21st day of December 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 C15-07, Street Resurfacing

Date: December 21, 2015

Presenter(s): Gregory Boysen

Department(s): Public Works/ Engineering

Overview/Background Information:

This project placed a new asphalt wearing surface on 34 blocks of city streets

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 \$ 655,271.60
Quantity increases and change orders \$ 44,989.67
Net payment due contractor \$ 700,261.27
3. The City Engineer, City Attorney, and Director of Accounting recommend that a final payment be made to Rock Road Companies, Inc. in the amount of \$12,291.79

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 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.

**RESOLUTION
AUTHORIZING THE CITY MANAGER
TO APPLY FOR THE VISIT BELOIT GRANT**

WHEREAS, Visit Beloit has provided funds to be awarded to the municipalities of City of Beloit, City of South Beloit, and Village of Rockton, and

WHEREAS, the funding may be used to assist with adding tourism-related infrastructure such as wayfinding signage, and

WHEREAS, the Beloit Landmarks Commission wants to increase the visibility and recognition of the Bluff Street, College-Park, and Merrill Street Historic Districts, and

WHEREAS, the City of Beloit's Historic Preservation ordinance calls for the promotion of historic landmarks, landmark sites, and historic districts for the culture, education, and general welfare of the people of the City and visitors to the City.

NOW THEREFORE BE IT RESOLVED, that the City Manager is authorized to apply for the Visit Beloit Community Improvement Grant in the amount of up to \$7,500 for the purchase of Historic District signage in the City of Beloit.

Adopted this 21st day of December, 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: Approval to apply for the Visit Beloit Community Improvement Grant

Date: December 21, 2015

Presenter(s): Julie Christensen

Department(s): Community Development

Overview/Background Information:

The protection and enhancement of historic landmarks, landmark sites, and historic districts helps represent and reflect distinctive and important elements of the City's architectural, archeological, cultural, social economic, ethnic, and political history. Beloit has an exceptional collection of historic properties with over 300 locally-landmarked structures and three distinct historic districts. Although the Historic Preservation Ordinance has helped protect and enhance Beloit's historical heritage, there are additional strategies the City can use to realize additional economic benefits of historic preservation. Historic preservation tourism, also defined as "heritage tourism", can generate economic activity for communities by attracting tourists to the unique historic structures and landscapes. By installing signs that clearly and attractively identify our historic districts, Beloit can communicate to visitors the importance of preservation in the community and increase the visibility and recognition of our historic neighborhoods.

Key Issues:

- The City of Beloit is proposing to apply for a Community Improvement Grant through Visit Beloit. Applications are due by December 31, 2015. Awards are announced in February/March 2016. Anticipated project dates are June-August 2016.
- The grant will be used to provide funding for educational and identification signs in the Bluff Street, Merrill Street, and College-Park Historic Districts. No signs currently exist that identify the historic districts.
- The Landmarks Commission has researched signage options for the historic districts since 2012 but has been unable to move past the design stage due to funding limitations. See the attached sign renderings for examples of historic district sign designs. The sign renderings for Beloit are only examples, as no decisions have been made yet on design, size, or material.
- Once grant funds are secured, bids will be requested and the City will contract with a professional sign design and production company. The Landmarks Commission, Department of Community Development, and Department of Public Works will work in partnership to determine the best locations for the signs.
- Approximately \$7,500 in funds is being requested through this grant. No local match is required.

Conformance to Strategic Plan:

- Consideration of this request supports Strategic Goal #5.

Sustainability:

- **Reduce dependence upon fossil fuels:** The preservation and enhancement of historic structures reduces dependence upon fossil fuels by capitalizing on the embodied energy that is present in these structures. Our historic districts are compact, walkable neighborhoods that were constructed when walking was a primary mode of travel.
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature:** N/A
- **Reduce dependence on activities that harm life sustaining eco-systems:** N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently:** N/A

Action required/Recommendation: Approval of a Resolution authorizing the City Manager to apply for the Visit Beloit Community Improvement Grant for up to \$7,500.

Fiscal Note/Budget Impact: There will be no financial impact to the general fund. A budget amendment will be brought forward if the grant application is approved.

Attachments: Resolution, Community Improvement Grant Information, Potential Sign Locations, Sign Renderings (Beloit), Sign Examples (Other Communities)

Grant Information Provided by Visit Beloit

Community Improvement Grant (C.I.P.)

Mission

The mission of Visit Beloit is to attract consumers to the Greater Beloit region to experience our attractive, vibrant community and to ensure we gain them as a repeat visitor. This grant program was established to support a wide range of projects through local municipalities within our service area.

Funding Source

Visit Beloit is primarily funded by hotel/motel taxes paid by visitors staying in lodging facilities.

Purpose

Grants can only be awarded to the municipalities of City of Beloit, WI, City of South Beloit, IL and Village of Rockton, IL that meet Visit Beloit's goal to build the Beloit region as a tourism destination. Applying for a grant does not guarantee receipt of funding. This grant can only be applied for by a municipality in order to assist with their efforts in adding or rejuvenating tourism-related infrastructure, such as wayfinding signage, multi-use trails, waterway access, benches, etc. in their community. This grant program is not intended for projects such as roadways or utilities. We want to improve the Beloit region in ways that visitors and locals alike will enjoy, like new construction, improving infrastructure, beautification, renovations and repairs.

Eligibility and Criteria for Funding

- Only the municipalities of City of Beloit, WI, City of South Beloit, IL and the Village of Rockton, IL can apply for this grant.
- Multiple projects per municipality can be funded each calendar year.
- Tourism-related infrastructure that is added or rejuvenated must be within the grant recipient's municipal boundaries.
- Annually, the City of Beloit, WI is eligible for up to \$7,500, and the City of South Beloit, IL and the Village of Rockton, IL are each eligible for up to \$1,250 respectively.
- Applicants are required to submit the Online "C.I.P. Grant Application" (below).

- All proposed projects must show a budget detailing any revenue or matching grants being received from other sources, as well as estimated expenses.
- Grant does not include Visit Beloit staff time or resources.
- All applicants are required to submit the **Follow-up Report** (below). Failure to submit Follow-up Report will disqualify the municipality from receiving the grant.
- The need for the tourism-related infrastructure to be added or rejuvenated should be described in the application.

All applications will be reviewed by the grant advisory committee and submitted to the Visit Beloit Board of Directors for final approval.

General Information:

All grant applications must be submitted online. Before you begin please have the following materials and information on hand.

- List of Municipality's current council/board and names of Key Staff involved in the project.
- Proof of authorization for grant request. (Example. Council Meeting Minutes)
- Tell us about the project. What will the grant be used for?
- Project Budget. All proposed projects must show a budget detailing any revenue or matching grants being received from other sources, as well as estimated expenses.
- Project Plan. Please include any relevant documents including designs.
- How does your project align with Visit Beloit's Mission? Please attach a one page description of your project. Explain how your project helps to accomplish Visit Beloit's mission and how it will benefit Beloit.
-

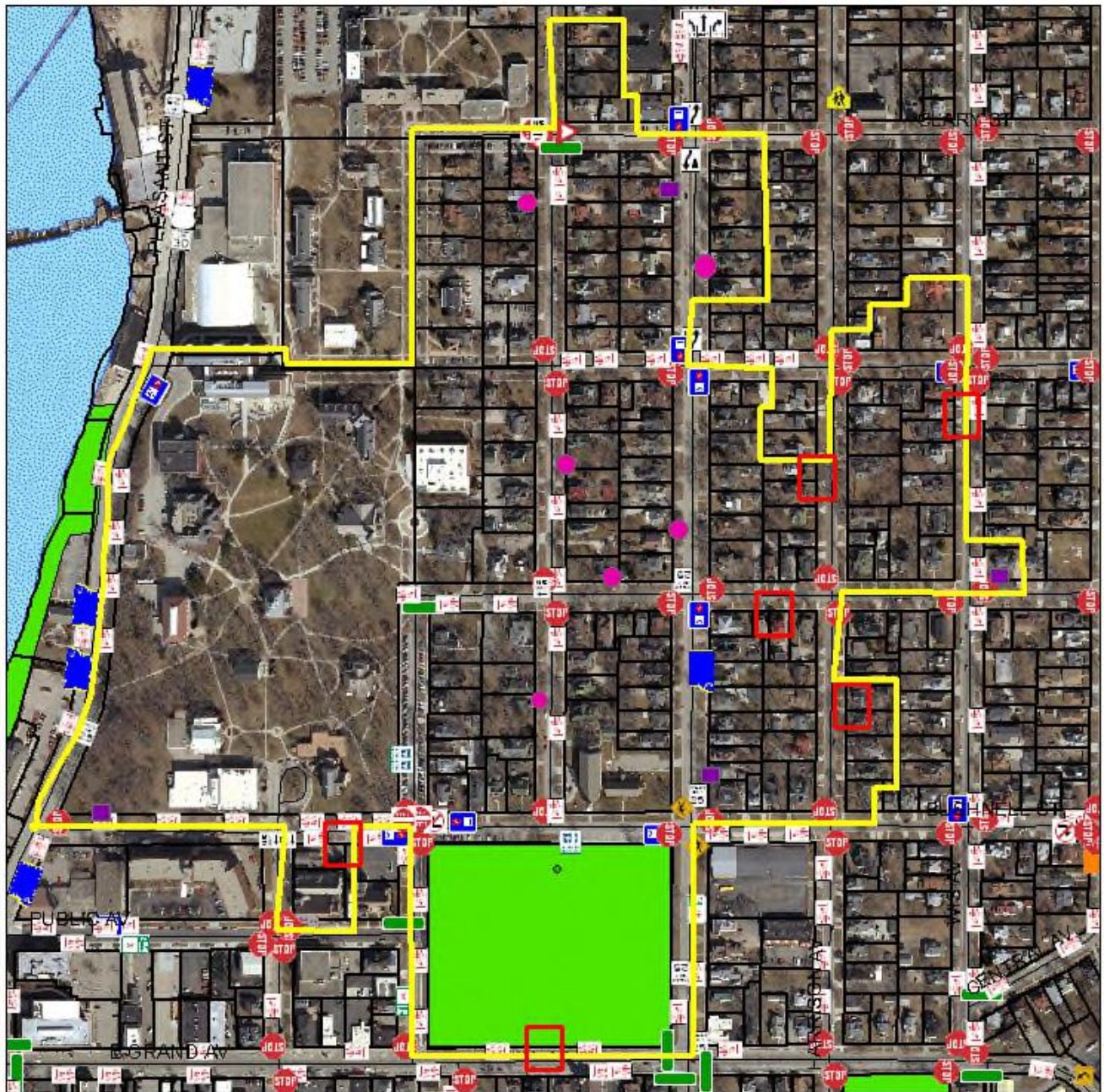
Requirement

Grantees are required to include and display an approved, appropriately sized and prominently displayed Visit Beloit and Stateline Community Foundation logos on all related projects.

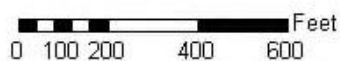
College-Park Historic District Potential Sign Locations

Historic Signage

- Large Sign
- Small Sign, No Lightpole
- Small Sign, Lightpole






1 inch = 377 feet

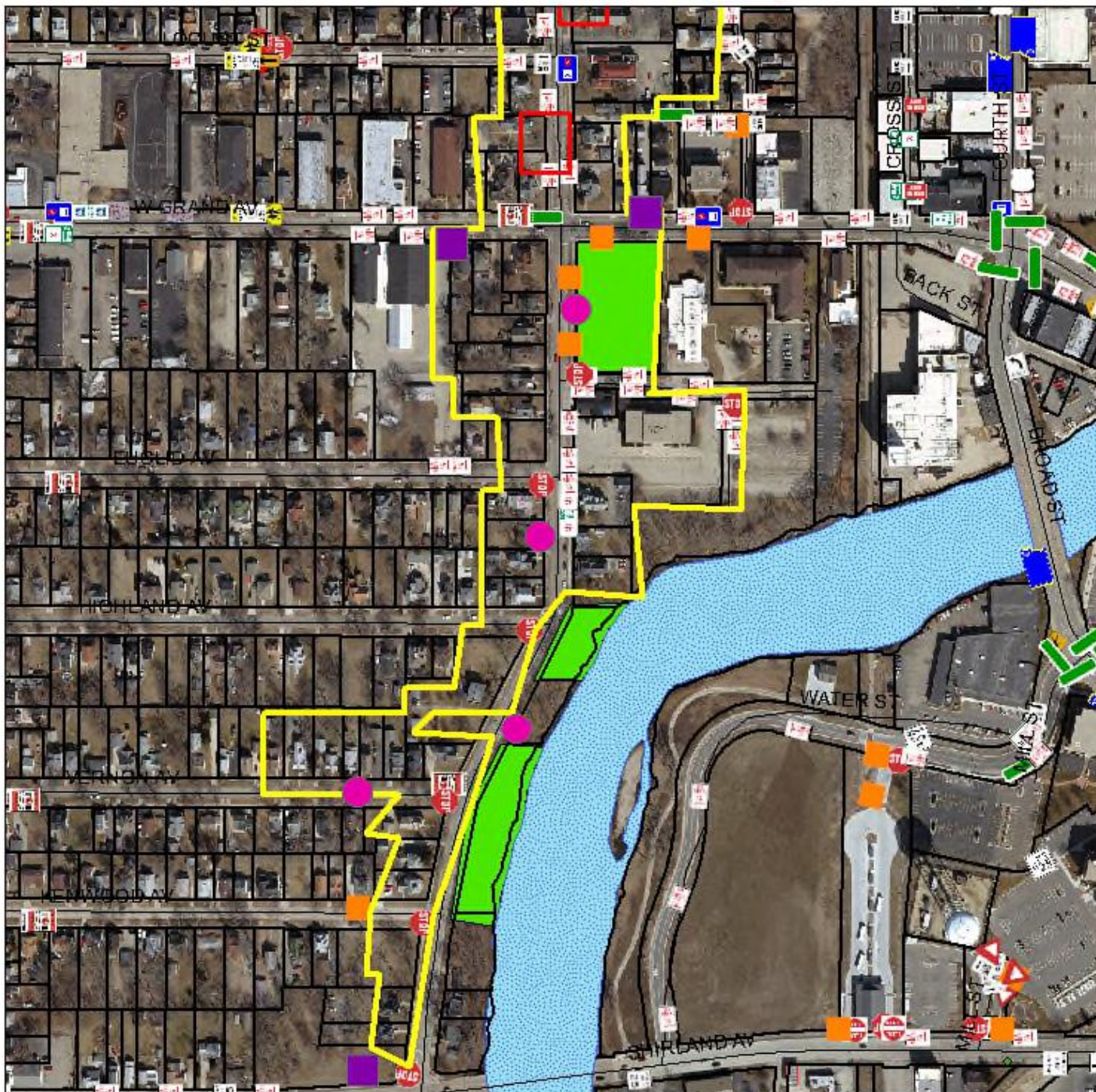


Map prepared by: Stephanie Hummel
Date: February 2014
For: City of Beloit
Date of Aerial Photography: April 2008

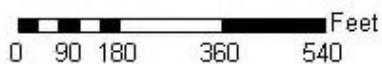
Bluff Street District Potential Sign Locations (South)

Historic Signage

-  Large Sign
-  Small Sign, No Lightpole
-  Small Sign, Lightpole



1 inch = 322 feet

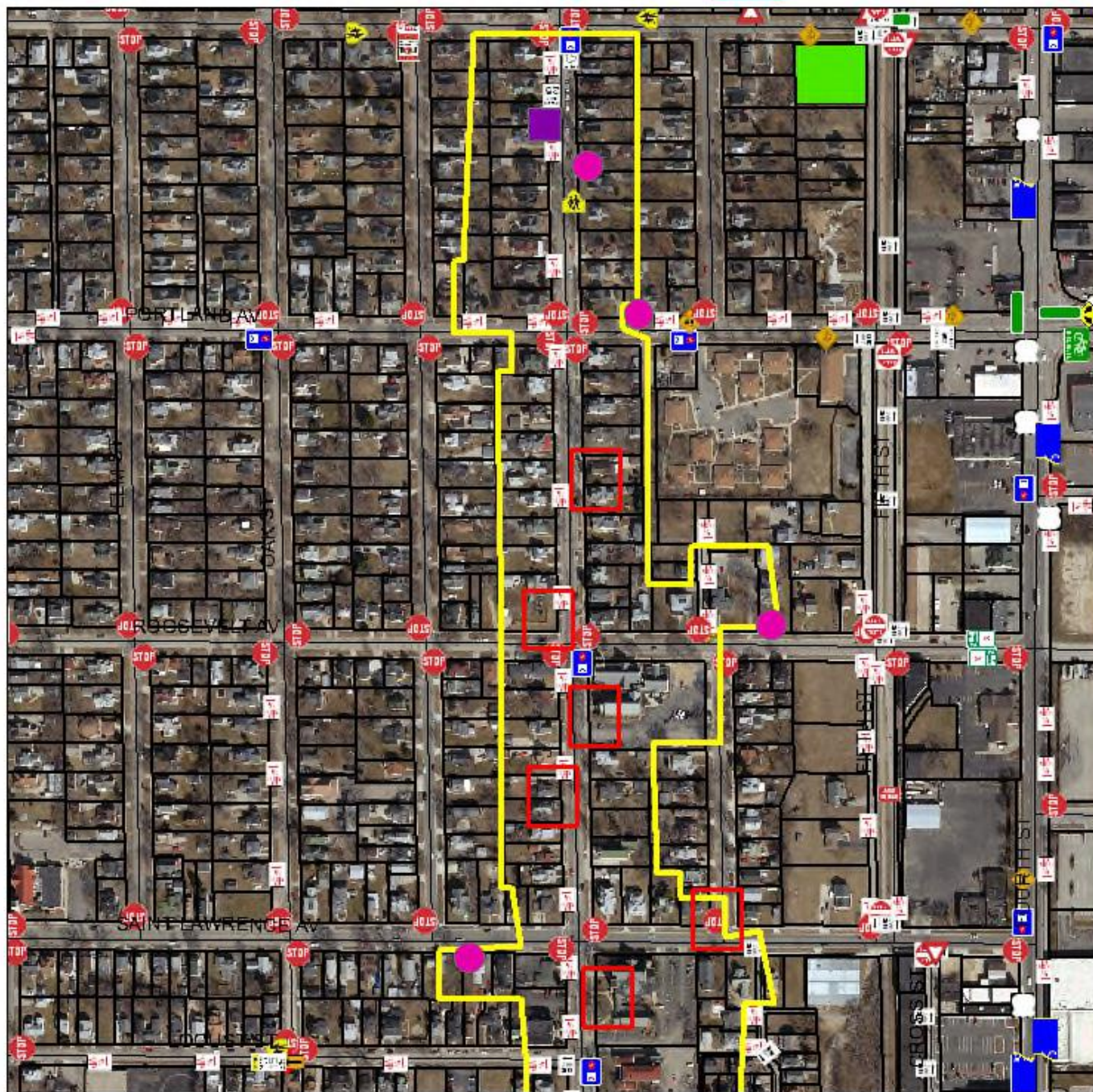


Map prepared by: Stephanie Hummel
Date: February 2014
For: City of Beloit
Date of Aerial Photography: April 2008

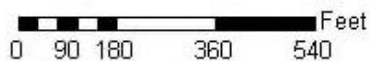
Bluff Street District Potential Sign Locations (North)

Historic Signage

- Large Sign
- Small Sign, No Lightpole
- Small Sign, Lightpole



1 inch = 322 feet



Map prepared by: Stephanie Hummel
Date: February 2014
For: City of Beloit
Date of Aerial Photography: April 2008

Example Renderings for Beloit Historic Districts



Custom Sign Proof for Production

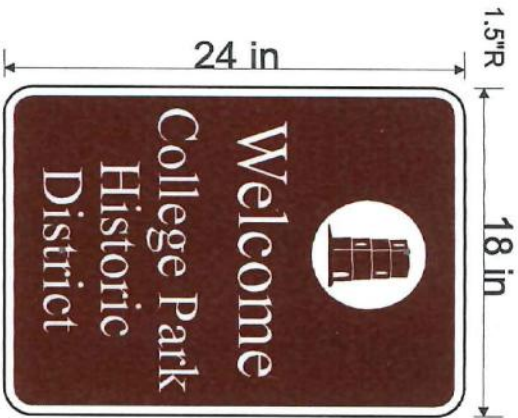
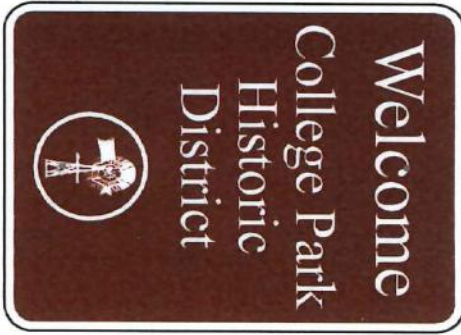
Date

11/12/2015

current sign design



18"x24" 1.5" Rad
w/(2) 3/8" holes 3" in



18"x24" 1.5" Rad
w/(2) 3/8" holes 3" in



Examples Historic District Signs from Other Communities



**RESOLUTION CANCELLING THE JANUARY 4, 2016
REGULAR MEETING OF THE CITY COUNCIL**

WHEREAS, section 2.02 of the Code of General Ordinances for the City of Beloit establishes City Council meeting requirements as follows:

“The regular meeting of the City Council shall be held in the Council chambers of the City Hall, 100 State Street, or another place designated in the notice of the meeting and accessible to members of the public, on the first and third Mondays of each and every month at 7:00 PM”; and

WHEREAS, no business items have been submitted for city council consideration on January 4, 2016; and

WHEREAS, a Special Meeting of the City Council is anticipated the following week (January 11-15, 2016) to address consolidated polling places in compliance with timing guidelines set by State Statute and the Government Accountability Board and any other business items that need council consideration.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council for the City of Beloit hereby cancels its January 4, 2016 regular meeting.

Adopted this 21st day of December 2015.

City Council of the City of Beloit

Charles M. Haynes, President

ATTEST:

Lorena Rae Stottler, City Clerk

CITY OF БЕЛОIT



REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Resolution Cancelling the January 4, 2016 Regular Meeting of the City Council

Date: December 21, 2015

Presenter: Lori Curtis Luther

Department: City Manager

Overview/Background Information:

Section 2.02 of the Code of Ordinances for the City of Beloit establishes City Council meeting requirements as follows: "The regular meeting of the City Council shall be held in the Council chambers of the City Hall, 100 State Street, or another place designated in the notice of the meeting and accessible to members of the public, on the first and third Mondays of each and every month at 7:00 PM."

There have been no business items submitted for council consideration at its regular meeting on January 4, 2016, therefore staff is requesting that the meeting be cancelled.

It is important to note that a special meeting of the City Council is anticipated the following week (January 11-15, 2016) to address consolidated polling places in compliance with timing guidelines set by State Statute and the Government Accountability Board, therefore any pressing business items that require more immediate council attention may be added to that special meeting agenda.

Key Issues:

(see above)

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

Approval of this Ordinance would comply with the City Manager's goal to provide efficient and effective management of day to day governmental services and operations.

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

Fiscal Note/Budget Impact:

This resolution does not impact the city's overall budget.

Attachments:

Proposed resolution

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND SECTION 1.14(1) OF THE CODE OF
GENERAL ORDINANCES OF THE CITY OF БЕЛОIT
PERTAINING TO POLLING PLACES**

Section 1. Section 1.14(1) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

(1) The polling places for the wards shall be at the following locations:

<u>Wards</u>	<u>Polling Place</u>	<u>Address</u>
1, 2 & 3	Converse School	1602 Townline Avenue
4, 5 & 6	Gaston School	1515 West Grand Avenue
7, 8 & 9	Hackett School	625 8 th Street
10, 11 & 12	Beloit Historical Society	845 Hackett Street
13, 14,15 & 22	Beloit Public Library	605 Eclipse Boulevard
16	First Congregational Church	801 Bushnell Street
17 & 18	Todd School	1621 Oakwood Avenue
19, 20 & 21	River of Life United Methodist Church	2345 Prairie Avenue
23 & 24	Central Christian Church	2460 Milwaukee Road

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

Adopted this 4th day of January, 2015.

CITY COUNCIL OF THE CITY OF

BELOIT

Charles M. Haynes, President

ATTEST:

Lorena Rae Stottler, City Clerk

PUBLISHED: _____

EFFECTIVE DATE: _____

01-611100-5231- _____

CITY OF БЕЛОIT



REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: An Ordinance To Amend Section 1.14(1) of the Code of General Ordinances For the City of Beloit Pertaining to Polling Places

Date: December 21, 2015

Presenter: Lorena Rae Stottler

Department: City Clerk

Overview/Background Information:

The School District of Beloit has sold its retired school buildings. One of those schools, McLenegan Elementary, was a polling place for Wards 19, 20 and 21, making it necessary to find a new polling place location. River of Life United Methodist Church was the best fit for the wards given the regulations and requirements under the law. Additionally, the proposed ordinance updates the addresses for Gaston School and Hackett School.

Key Issues:

1. The loss of McLenegan School as a polling place required exploring new options within Wards 19-21. River of Life United Methodist Church located at 2345 Prairie Avenue agreed to host as a polling location and meets the requirements of accessibility under the law.
 2. Wisconsin State Statute 5.25 defines how polling places are to be established. "...The places chosen shall be public buildings, unless the use of a public building for this purpose is impracticable or the use of a nonpublic building better serves the needs of the electorate, as determined by the authority charged with the responsibility for establishing polling places under sub. (2)...Each polling place shall be accessible to all individuals with disabilities..."
 3. The existing ordinance and ward map list needed to be amended to update the addresses for Gaston and Hackett Schools.
 4. The new map highlights polling places by placing circles around the icons, making it easier to find at a glance.
-

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

Approval of the proposed ordinance supports the City's Strategic Goal #1, which focuses on enhancing the quality of life for current and future generations.

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 proposed 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; amended ward map with polling places

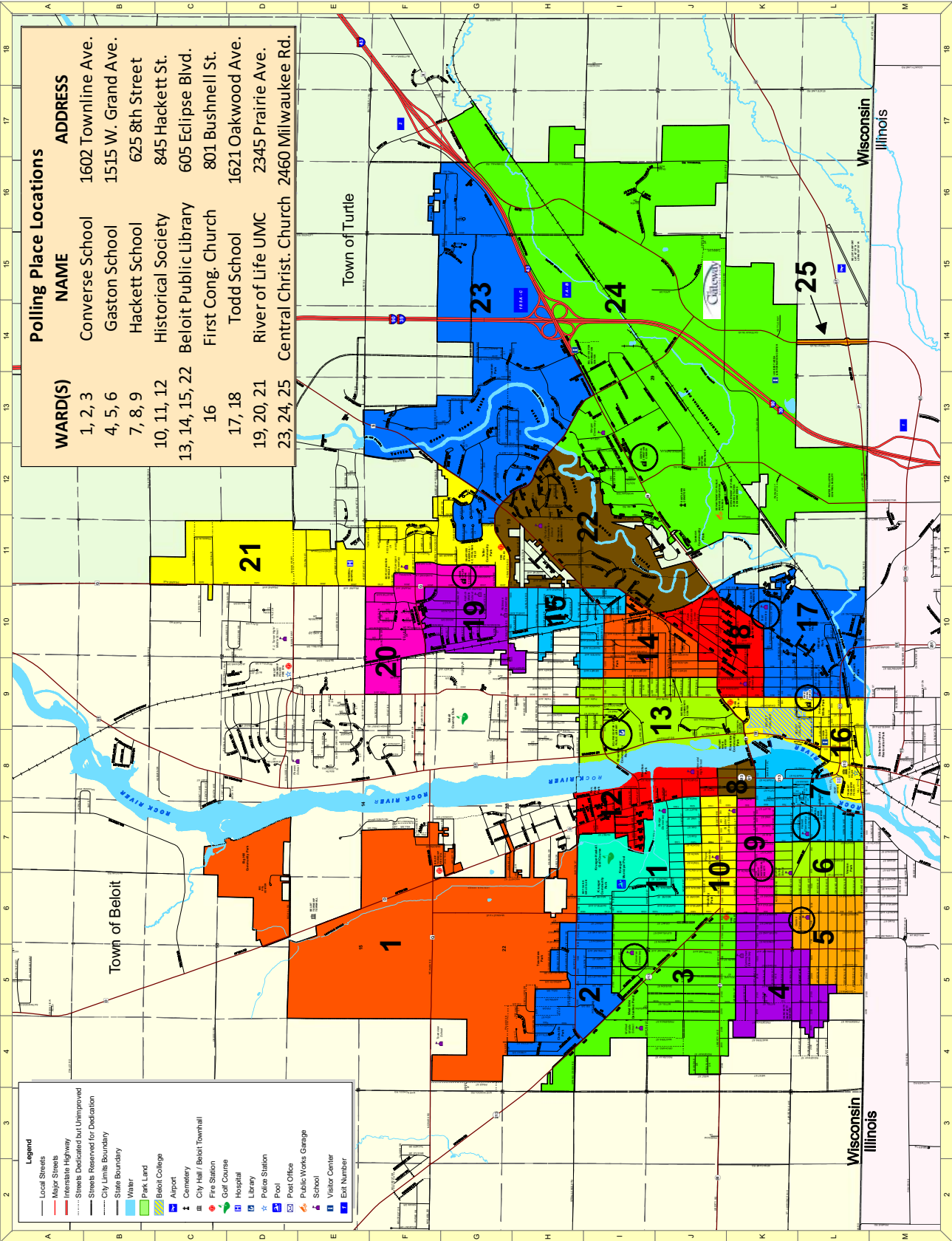
CITY OF БЕЛОIT - WISCONSIN WARD MAP

Legend

- Local Streets
- Major Streets
- Interstate Highway
- Streets Dedicated but Unimproved
- Streets Reserved for Dedication
- City Limits Boundary
- State Boundary
- Water
- Park Land
- Public College
- Airport
- Cemetery
- City Hall / Beloit Townhall
- Fire Station
- Golf Course
- Hospital
- Library
- Police Station
- Pool
- Post Office
- Public Works Garage
- School
- Visitor Center
- Exit Number

Polling Place Locations

WARD(S)	NAME	ADDRESS
1, 2, 3	Converse School	1602 Townline Ave.
4, 5, 6	Gaston School	1515 W. Grand Ave.
7, 8, 9	Hackett School	625 8th Street
10, 11, 12	Historical Society	845 Hackett St.
13, 14, 15, 22	Beloit Public Library	605 Eclipse Blvd.
16	First Cong. Church	801 Bushnell St.
17, 18	Todd School	1621 Oakwood Ave.
19, 20, 21	River of Life UMC	2345 Prairie Ave.
23, 24, 25	Central Christ. Church	2460 Milwaukee Rd.



Street Index

Street Name	Address Range
Adams St	1000 - 1099
Adams St	1100 - 1199
Adams St	1200 - 1299
Adams St	1300 - 1399
Adams St	1400 - 1499
Adams St	1500 - 1599
Adams St	1600 - 1699
Adams St	1700 - 1799
Adams St	1800 - 1899
Adams St	1900 - 1999
Adams St	2000 - 2099
Adams St	2100 - 2199
Adams St	2200 - 2299
Adams St	2300 - 2399
Adams St	2400 - 2499
Adams St	2500 - 2599
Adams St	2600 - 2699
Adams St	2700 - 2799
Adams St	2800 - 2899
Adams St	2900 - 2999
Adams St	3000 - 3099
Adams St	3100 - 3199
Adams St	3200 - 3299
Adams St	3300 - 3399
Adams St	3400 - 3499
Adams St	3500 - 3599
Adams St	3600 - 3699
Adams St	3700 - 3799
Adams St	3800 - 3899
Adams St	3900 - 3999
Adams St	4000 - 4099
Adams St	4100 - 4199
Adams St	4200 - 4299
Adams St	4300 - 4399
Adams St	4400 - 4499
Adams St	4500 - 4599
Adams St	4600 - 4699
Adams St	4700 - 4799
Adams St	4800 - 4899
Adams St	4900 - 4999
Adams St	5000 - 5099
Adams St	5100 - 5199
Adams St	5200 - 5299
Adams St	5300 - 5399
Adams St	5400 - 5499
Adams St	5500 - 5599
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Adams St	8000 - 8099
Adams St	8100 - 8199
Adams St	8200 - 8299
Adams St	8300 - 8399
Adams St	8400 - 8499
Adams St	8500 - 8599
Adams St	8600 - 8699
Adams St	8700 - 8799
Adams St	8800 - 8899
Adams St	8900 - 8999
Adams St	9000 - 9099
Adams St	9100 - 9199
Adams St	9200 - 9299
Adams St	9300 - 9399
Adams St	9400 - 9499
Adams St	9500 - 9599
Adams St	9600 - 9699
Adams St	9700 - 9799
Adams St	9800 - 9899
Adams St	9900 - 9999

0 0.25 0.5 0.75 1 Miles

Created by the City of Beloit Engineering Division
 Ward Map Edited by Rebecca S. Housman, City Clerk
 Approved by City Council: October 3, 2011
 Revised: December 8, 2015

ORDINANCE NO. _____

AN ORDINANCE TO AMEND SECTION 1.28(3), TO REPEAL SECTIONS 1.51(3)(g) and (i) AND TO CREATE SECTIONS 1.59 AND 1.60 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT PERTAINING TO THE HUMAN RESOURCES AND INFORMATION SERVICES DEPARTMENTS.

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

Section 1. Section 1.28(3) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“(3) DUTIES. The Director of Human Resources shall perform the duties required by State Statutes, Municipal Code, and such other duties as the City Manager shall prescribe.”

Section 2. Section 1.51(3)(g) and (i) of the Code of General Ordinances of the City of Beloit is hereby repealed.

Section 3. Section 1.59 of the Code of General Ordinances of the City of Beloit is hereby created to read as follows:

“1.59 HUMAN RESOURCES DEPARTMENT.

- (1) DEPARTMENT CREATED. There is hereby established an executive department of municipal government of the City entitled Human Resources. This Department shall include a Director, who shall be known as the Human Resources Director and such other employees as are provided from time to time by the City Council.
- (2) POWERS AND DUTIES. The Human Resources Department shall be responsible for all of the personnel and labor relations and related Human Resource functions and activities of the municipal government. The Department shall also be responsible for the administration of various employee benefit programs and shall maintain all of the City's official personnel records.
- (3) ORGANIZATION. The Department shall be under the supervision and control of the City Manager.”

Section 4. Section 1.60 of the Code of General Ordinances of the City of Beloit is hereby created to read as follows:

“1.60 INFORMATION SYSTEMS DEPARTMENT.

- (1) DEPARTMENT CREATED. There is hereby established an executive department of municipal government of the City entitled Information Systems. This Department shall include a Director, who shall be known as the Information Services Director and such other employees as are provided from time to time by the City Council.
- (2) POWERS AND DUTIES. The Information Services Department shall be responsible for all of the City's computer technologies including hardware and software systems, as well as providing employee training and assistance related to the technology functions of municipal government.
- (3) ORGANIZATION. The Department shall be under the supervision and control of the City Manager.”

Section 5. This ordinance shall be in force and take effect upon passage and publication.

Adopted this 21st day of December, 2015.

BELOIT CITY COUNCIL

By: _____
Charles M. Haynes, President

ATTEST:

By: _____
Lorena Rae Stottler, City Clerk

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

tdh/ordinances/ 1.28, 1.51, 1.59 and 1.60 = ORD 20151117 (15-1200)

CITY OF БЕЛОIT



REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: An Ordinance to Amend Section 1.28(3), to repeal sections 1.51(3)(g) and (i) and to create sections 1.59 and 1.60 of the code of general ordinances of the City of Beloit pertaining to the Human Resources and Information Systems Departments.

Date: December 1, 2015

Presenter: Lori Curtis Luther, City Manager

Department: City Manager

Overview/Background Information:

The Human Resources (HR) and Information System (IS) functions currently reside within the Office of Finance and Administration. Upon my hire, the HR Manager and IS Manager began attending Department Head meetings because from my perspective, their direct input is critical to the overall leadership of the organization. These positions currently serve as division directors. To further strengthen their roles within the organization, I recommend the attached ordinance be approved to convert their positions from division directors to department directors and for free standing offices of Human Resources and Information Systems to fall directly under the supervision of the City Manager. There is no anticipated budget impact as the salaries of the impacted positions already fall within the range of established department directors.

The Office of Finance and Administration is one of the largest of the City's Departments and has experienced reduced staffing levels. I believe that the focus of this department's time and efforts should be on the supervision and execution of services related to finance, treasury, clerk's office, assessments, accounting, payroll, and risk management.

Key Issues:

1. In a post Act-10 environment, the City is in a position to create more standardized policies and procedures that are more citywide in perspective and less unique to individual work units or prior union groups. This is an opportunity to maximize efficiencies and enhance equity across the entire organization.
 2. With a key objective being the continuous modernization of our organization, IS must play a central role in all decisions regarding the selection, procurement, implementation and maintenance of technological solutions. This centralized approach will utilize a team orientation with the direct input and involvement of each department. It is my goal to enhance our project management capabilities as we move forward.
 3. Both issues above are recommended to be pursued with HR and IS being led by individuals at a rank equal to the department directors with whom they will be working on a regular basis.
-

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

Approval of this Ordinance would comply with the City Manager's goal to provide efficient and effective management of day to day governmental services and operations.

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

ORDINANCE NO. _____

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

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

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

The future land use category of the following described land is hereby changed from Community Commercial to General Industrial:

LOT 1 OF CSM VOL 19, PGS 173-175, ALL SITUATED IN THE CITY OF BELOIT, COUNTY OF ROCK, STATE OF WISCONSIN (ALSO KNOWN AS 20 PARK AVENUE, PARCEL NUMBER 13650890). SAID PARCEL CONTAINS 9.24 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: Proposed Comprehensive Plan Amendment

Date: December 7, 2015

Presenter(s): Julie Christensen

Department(s): Community Development

Overview/Background Information:

James Athens has submitted an application requesting an amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan.

Key Issues:

- The applicant is requesting the following amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:
 - 20 Park Avenue – From Community Commercial to General Industrial.
- The subject property was previously the site of a Cub Foods Supermarket. The applicant purchased the subject property with the intent of rehabbing the building for industrial uses.
- The subject property is surrounded by a variety of commercial uses and adjacent to the Stateline Restoration Prairie. An industrial facility in South Beloit lies directly across the state line to the south of the subject property.
- Planning staff supports the applicant's efforts to substantially improve the property and reuse a vacant building for the proposed uses. The M-1 classification provides the most flexibility for the intended reuse of the building.
- The Plan Commission held a public hearing to consider the requested amendments on November 4, 2015 and voted unanimously (5-0) to recommend approval 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** – The amendment to the Future Land Use Map in the Comprehensive Plan will allow for an adaptive reuse of a long-time vacant building and will enable the current owner to fulfill his plan to lease the site for industrial uses. A manufacturing/industrial business that moves into the newly rehabbed building will create jobs and add to the tax base in Beloit.

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

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

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

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

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


1. 20 Park Avenue (Parcel No. 13650890) – From Community Commercial to General Industrial.

Adopted this 4th day of November, 2015.



James Faragher, Plan Commission Chairman

ATTEST:



Julie Christensen, Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: November 4, 2015

Agenda Item: 3

File Number: RPB-2015-12

Request Overview/Background Information:

James Athens has submitted an application requesting an amendment to the Future Land Use Map (Map 10) of the City's 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 adopted plan, a requirement that became effective in 2010.

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 state law requires that the Plan be updated at least once every ten years. As opposed to an amendment, an update is often a substantial re-write of the entire document and maps.

This public meeting of the Plan Commission serves as the second step in the process to amend the Comprehensive Plan. If the Plan Commission votes to recommend approval of the proposed amendment, the attached Resolution will be forwarded to the City Council for consideration during the regularly scheduled meeting on December 7, 2015.

Key Issues:

- The applicant is requesting the following amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:
 - 20 Park Avenue – From Community Commercial to General Industrial.
- The following table describes the current status of the subject property:

Property	Current Land Use	Zoning Class	Future Land Use	Proposed Future Land Use
20 Park Avenue	Vacant	C-3	Community Commercial	General Industrial

- The subject property was previously the site of a Cub Foods Supermarket. The applicant purchased the subject property with the intent of rehabbing the building for industrial uses.
- If the requested amendment is approved, the applicant would be able to rezone the subject property to M-1, Limited Manufacturing District, which would allow the applicant to lease manufacturing space to businesses that operate *Manufacturing and Production* and *Industrial Services* uses.
- The subject property is surrounded by a variety of commercial uses and adjacent to the Staline Restoration Prairie. An industrial facility in South Beloit lies directly across the state line to the south of the subject property.
- Planning staff supports the applicant's efforts to substantially improve the property and reuse a vacant building for the proposed uses. The M-1 classification provides the most flexibility for the intended reuse of the building.

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:

- **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 amendment to the Future Land Use Map in the Comprehensive Plan will allow for an adaptive reuse of a long-time vacant building and will enable the current owner to fulfill his plan to lease the site for industrial uses. A manufacturing/industrial

business that moves into the newly rehabbed building will create jobs and add to the tax base in Beloit.

Staff Recommendation:

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

1. 20 Park Avenue– From Community Commercial to General Industrial.

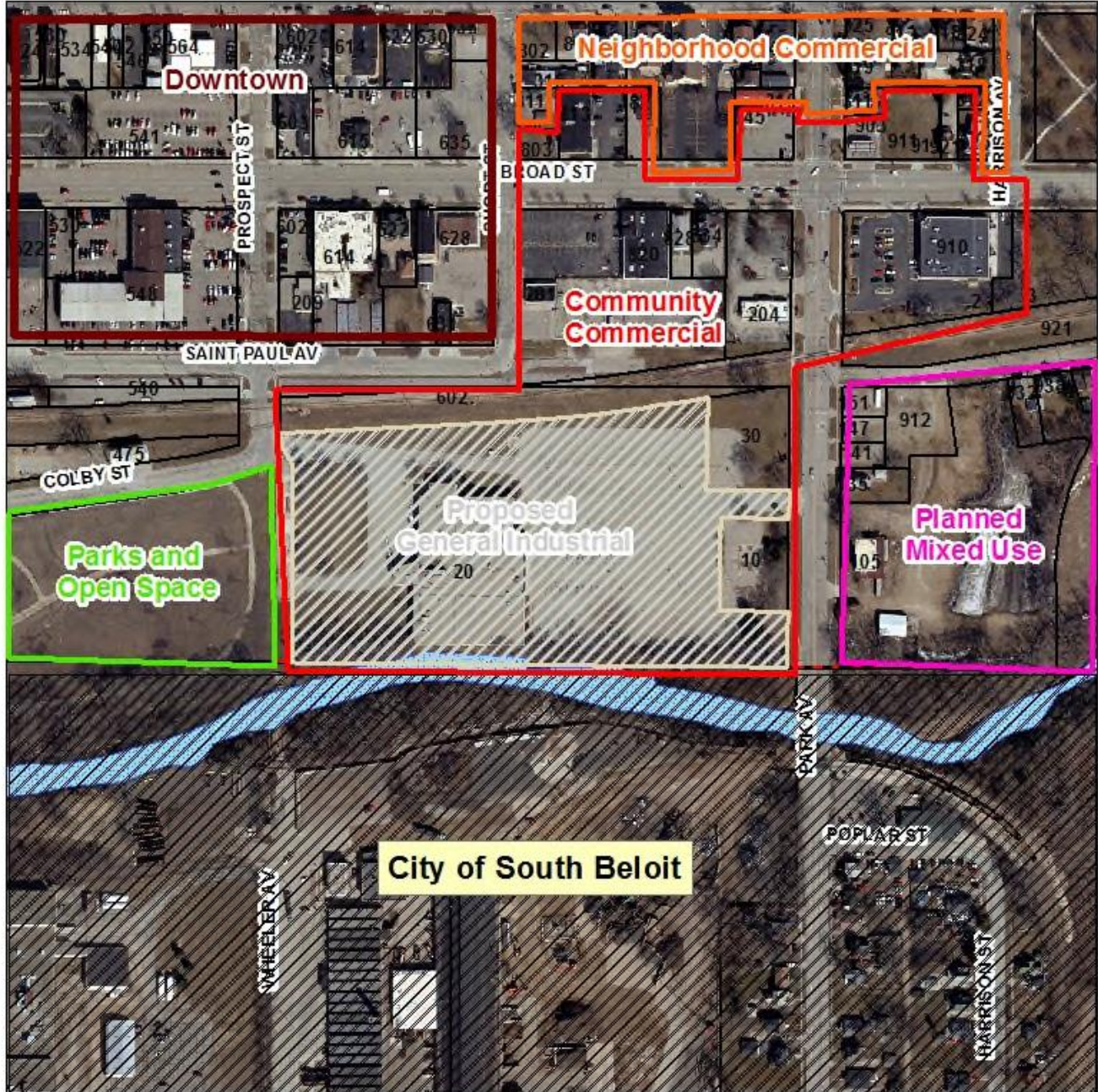
Fiscal Note/Budget Impact: N/A

Attachments: Location/Future Land Use Map, Public Notice, Mailing List, and Resolution.

Future Land Use Map

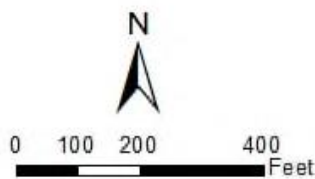
20 Park Ave

RPB-2015-12



Legend

-  20 Park Avenue
-  COB Parcels



Planning and Building Services Division

Map prepared by: Alex Morganroth
 Date: October 2015
 For: City of Beloit,
 Planning & Building Services
 Date of Aerial Photography: April 2011



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

NOTICE TO THE PUBLIC

October 22, 2015

To Whom It May Concern:

James Athens has submitted an application requesting the following amendment to the Future Lane Use Map (Map 10) of the City of Beloit Comprehensive Plan: **20 Park Avenue** from Community Commercial to General Industrial.

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 hearings will be held regarding this application:

City Plan Commission: Wednesday, November 4, 2015, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, December 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.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

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

For additional information, please contact Alex Morganroth in the Planning Division at (608) 364-6708 or morganrotha@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

ATTN: ALYSSA MODLINSKI U S OIL CO INC
425 BETTER WAY
APPLETON, WI 54195

CYNTHIA ANDERSON
135 PARK AVE
BELOIT, WI 53511

ATTN: REAL ESTATE DEPT WISCONSIN
POWER & LIGHT CO
4902 N BILTMORE LN
MADISON, WI 53707

C/O BARBARA FINNEGAN CYRIL & BARBARA
FINNEGAN REVOCABLE TRUST
P O BOX 26
BELOIT, WI 53512

IOWA CHICAGO & EASTERN RAILROAD
CORP
120 S 6TH ST STE 700
MINNEAPOLIS, MN 55402

C/O BARBARA FINNEGAN CYRIL & BARBARA
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SOO LINE RAILROAD COMPANY
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BELOIT, WI 53512

CRISTOPHER PROCTOR
1836 MANOR DR
SOUTH BELOIT, IL 61080

BMI LLC
548 BROAD ST
BELOIT, WI 53511

SOO LINE RAILROAD COMPANY
120 S 6TH ST STE 190
ATTN: REAL ESTATE
MINNEAPOLIS, MN 55402

COLE WG BELOIT WI LLC
P O BOX 1159
DEERFIELD, IL 60015

JNB INVESTMENTS LLC
5100 WASHINGTON AVE
RACINE, WI 53406

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

THE SALVATION ARMY
11315 W WATERTOWN PLANK RD
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ROGER BRYDEN OOPS II LLC
548 BROAD ST
BELOIT, WI 53511

BMI LLC
548 BROAD ST
BELOIT, WI 53511

PRETTY STREAM 1 LLC
654 BLUFF ST
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 20 Park Avenue, is hereby changed from C-3, Community Commercial District to M-1, Limited Manufacturing District:

LOT 1 OF CSM VOL 19, PGS 173-175, ALL SITUATED IN THE CITY OF БЕЛОIT, COUNTY OF ROCK, STATE OF WISCONSIN (ALSO KNOWN AS 20 PARK AVENUE, PARCEL NUMBER 13650890). SAID PARCEL CONTAINS 9.24 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 20 Park Avenue

Date: December 7, 2015

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

James Athens has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District to M-1, Limited Manufacturing District, for the property located at 20 Park Avenue.

Key Issues:

- The subject property was previously the site of a Cub Foods Supermarket. The applicant purchased the subject property with the intent of rehabbing the building for industrial uses.
- The property has been vacant since 2009 and both the building and property had begun to deteriorate significantly.
- Approved modifications to the building have already begun and include new windows, architectural lights, roof replacement, interior redesign, and additional landscaping.
- Planning staff supports this proposed Zoning Map Amendment, as while the subject property is suitable for the uses permitted in the C-3 District, it is equally suitable for uses permitted by M-1 due to its out-of-the-way location and adjacent land uses of similar intensity.
- The Plan Commission reviewed this item on November 4, 2015 and voted unanimously (5-0) to recommend approval of this Zoning Map Amendment.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan's Future Land Use Map (#10) currently designates the subject property as appropriate for Community Commercial Uses. Achieving consistency with the Comprehensive Plan requires amending the plan; a request being considered concurrently with this request. This proposed Zoning Map Amendment must be consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

Consideration of this request supports City of Beloit Strategic Goal #5.

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

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

Action required/Recommendation:

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

Fiscal Note/Budget Impact: N/A

Attachments: Ordinance and Staff Report to the Plan Commission

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: November 4, 2015

Agenda Item: 4

File Number: ZMA-2015-05

Applicant: James Athens

Owner: Integrated Lubricants of WI, Inc (Owner: James Athens)

Location: 20 Park Avenue

Current Zoning: C-3, Community Commercial District

Existing Land Use: Vacant (previously Cub Foods Supermarket)

Parcel Size: 9.236 Acres

Proposed Zoning: M-1, Limited Manufacturing

Request Overview/Background Information:

James Athens has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District to M-1, Limited Manufacturing District, for the property located at 20 Park Avenue.

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

- North: C-3, Community Commercial District; Broad Street Commercial Corridor
- South: City of South Beloit, Industrial (waste related)
- East: C-3, Community Commercial District; Vacant
- West: PLI, Public Lands & Institutions District; Natural Area

The Zoning Ordinance directs the Plan Commission to hold a hearing and make a recommendation regarding a Zoning Map Amendment when the specific site and context are suitable for the uses permitted in the proposed zoning district.

Key Issues:

- The subject property was previously the site of a Cub Foods Supermarket. The applicant purchased the subject property with the intent of rehabbing the building for industrial uses.
- The property has been vacant since 2009 and both the building and property had begun to deteriorate significantly.
- The applicant has already submitted detailed architectural plans for the building and site rehabilitation which were approved earlier this year.
- Modifications to the building have already begun and include new windows, architectural lights, roof replacement, interior redesign, and additional landscaping.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.
- Planning staff posted an informational sign on the subject property and mailed the attached Public Notice to the owners of nearby properties. As of this writing, staff has not received any comments.
- **Findings of Fact** - Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations.
 - a. *The existing use of property within the general area of the subject property;*
 - The subject property is located directly north of the state line and south of the Broad Street commercial corridor. Railroad tracks owned by Canadian Pacific run east-west directly north of the subject property and provide a “buffer” between the commercial area and the subject parcel. A greenspace, the Stateline Restoration Prairie, lies to the west of the property. Turtle Creek flows along the Illinois/Wisconsin border directly south of the subject property, providing a natural barrier between the subject property and the adjacent parcel in South Beloit. A vacant building occupies the property on the east side of Park Avenue. The proposed rezoning is compatible with the open space, community commercial, and industrial uses that lie adjacent to the subject property, especially due to the natural borders created by the railroad and Turtle Creek.
 - b. *The zoning classification of property within the general area of the subject property;*
 - The subject property is adjacent to the 6-acre Stateline Restoration Prairie, which is zoned PLI. Parcels to the north and east of the subject property are zoned C-3.

- c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
- The subject property is suitable for the uses permitted in the C-3 District, but is equally suitable for uses permitted by M-1 due to its out-of-the-way location and adjacent land uses of similar intensity.
- d. *The trend of development and zoning map amendments in the general area of the subject property.*
- The area surrounding the subject property is fully developed. The subject property is the only property in the immediate area to remain vacant for an extended period of time and a new business and actively engaged property owner will be a very positive addition to the neighborhood and city as a whole. In addition, community commercial uses may be no longer appropriate for the subject property due to the fumes and sounds generated by the industrial use across the state line.

Consistency with Comprehensive Plan and Strategic Plan:

The Comprehensive Plan's Future Land Use Map (#10) currently designates the subject property as appropriate for Community Commercial Uses. Achieving consistency with the Comprehensive Plan requires amending the plan; a request being considered concurrently with this request. This proposed Zoning Map Amendment must be consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

Consideration of this request supports City of Beloit Strategic Goal #5.

Sustainability:

- **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 Zoning Map Amendment will allow for an adaptive reuse of a long-time vacant building and will enable the current owner to fulfill his plan to lease the site for industrial uses. A manufacturing/industrial business that moves into the newly rehabbed building will create jobs and add to the tax base in Beloit.

Staff Recommendation:

Based upon the above Findings of Fact and the City's Comprehensive Plan, the Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District to M-1, Limited Manufacturing District, for the property located at 20 Park Avenue.

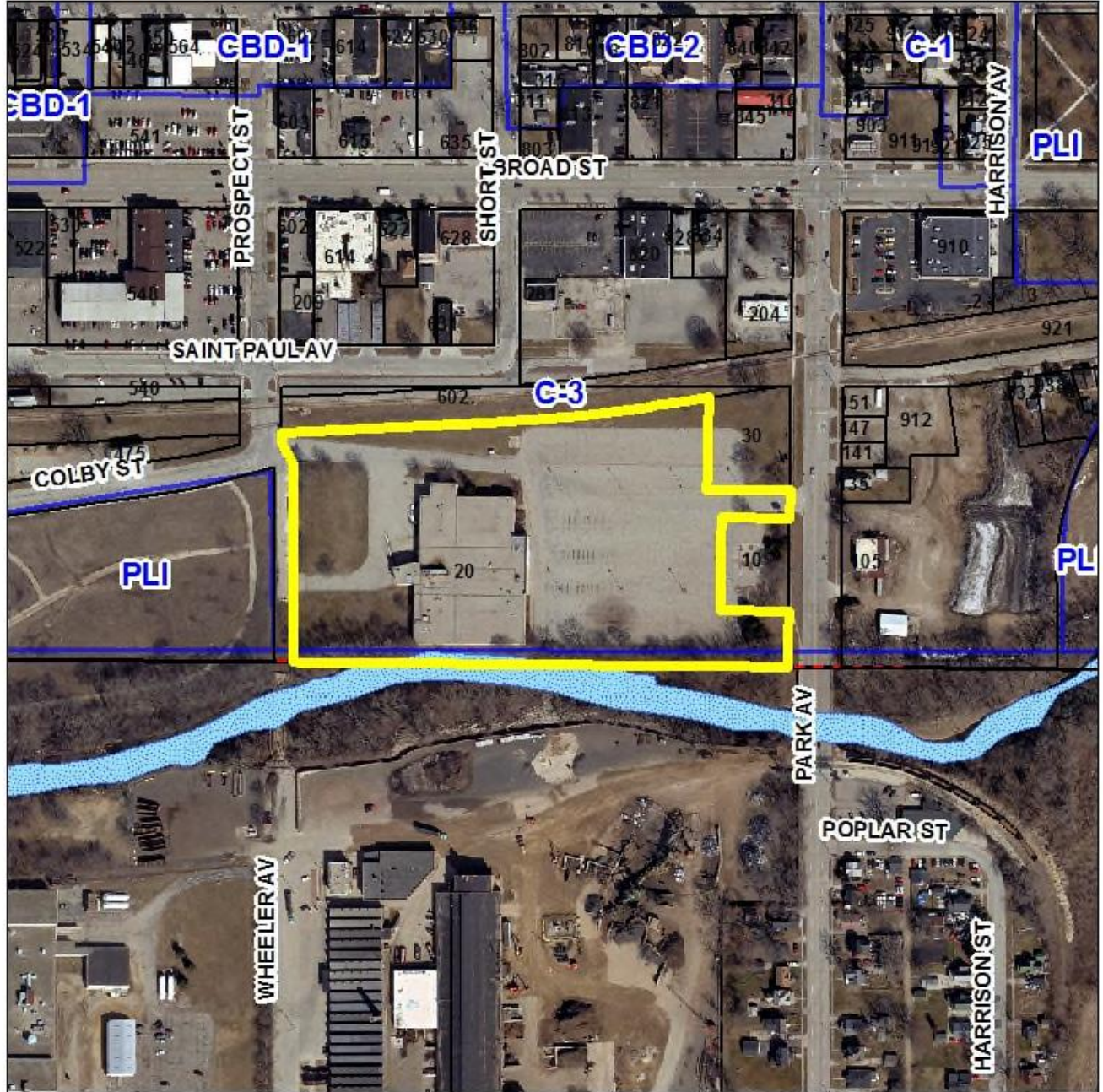
Fiscal Note/Budget Impact: N/A

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

Location & Zoning Map

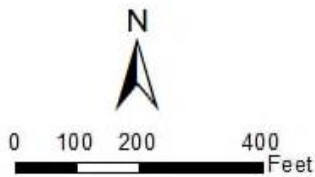
20 Park Ave

ZMA-2015-05



Legend

- 20 Park Avenue
- COB Parcels
- Zoning District



Planning and Building Services Division

Map prepared by: Alex Morganroth
 Date: October 2015
 For: City of Beloit,
 Planning & Building Services
 Date of Aerial Photography: April 2011

Document Path: \\smb\h\public\Information\Zoning\2015\ZMA-2015-05\20 Park Ave\20 Park Ave.mxd

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-2015-05

1. Address of subject property: 20 Park Ave

2. Legal description: Lot: _____ Block: _____ Subdivision: _____

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

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

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

3. Tax Parcel Number(s): 13650890

4. Owner of record: James Athans, Integrated Lubricants of WI, Inc. Phone: _____

1001 Centralia St. E Elkhorn, WI 53121

(Address)

(City)

(State)

(Zip)

5. Applicant's Name: same

(Address)

(City)

(State)

(Zip)

(Office Phone #)

(Cell Phone #)

(E-mail Address)

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

Change zoning district classification from: C-3 to: M-1

All existing uses on this property are: active rehab of former

grocery store into light industrial facility.

7. All the proposed uses for this property are:

Principal use(s): Light Industrial (office and/or light production)

Secondary use(s): _____

Accessory use(s): _____

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

- Owner
- Leasehold, Length of lease: _____
- Contractual, Nature of contract: _____
- Other, explain: _____

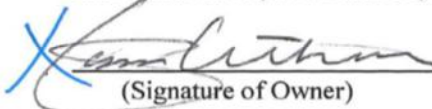
9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

Name(s): _____ Phone: _____

 (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.

 / JAMES ATHANS / 9-18-15
 (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 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: <u>\$275.00</u> Meeting Date: <u>Nov. 4, 2015</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>Drew Pennington</u>	Date: <u>9/23/15</u>
Date Notice Published: _____	Date Notice Mailed: _____



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www.ci.beloit.wi.us
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NOTICE TO THE PUBLIC

October 21, 2015

To Whom It May Concern:

James Athens has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District to M-1, Limited Manufacturing District, for the property located at:

20 Park Avenue.

This application is related to the applicant's other request before the City Council for an amendment to the Future Lane Use Map (Map 10) of the City of Beloit Comprehensive Plan: **20 Park Avenue** from Community Commercial to General Industrial. The applicant is in the process of rehabbing the property for industrial uses.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, November 4, 2015, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, December 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.

THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.

We are interested in your opinion.

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

For additional information, please contact Alex Morganroth in the Planning Division at (608) 364-6708 or morganrotha@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

ATTN: ALYSSA MODLINSKI U S OIL CO INC
425 BETTER WAY
APPLETON, WI 54195

C/O BARBARA FINNEGAN CYRIL & BARBARA
FINNEGAN REVOCABLE TRUST

P O BOX 26
BELOIT, WI 53512

SOO LINE RAILROAD COMPANY
120 S 6TH ST STE 190
ATTN: REAL ESTATE
MINNEAPOLIS, MN 55402

BMI LLC
548 BROAD ST
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JNB INVESTMENTS LLC
5100 WASHINGTON AVE
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ROGER BRYDEN OOPS II LLC
548 BROAD ST
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MINNEAPOLIS, MN 55402

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

BMI LLC
548 BROAD ST
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THE SALVATION ARMY
11315 W WATERTOWN PLANK RD
WAUWATOSA, WI 53226

PRETTY STREAM 1 LLC
654 BLUFF ST
BELOIT, WI 53511

ORDINANCE NO. _____

**AN ORDINANCE TO CREATE SECTION 15.06(1)(e) OF THE CODE OF
GENERAL ORDINANCES FOR THE CITY OF БЕЛОIT RELATING TO THE
POSSESSION AND CONSUMPTION OF ALCOHOL BEVERAGES
IN BIG HILL CENTER**

Section 1. Section 15.06 (1) (e) of the Code of General Ordinances of the City of Beloit, is hereby created to read as follows:

“(e) Alcohol beverages may be possessed and consumed, but not sold, in Big Hill Center upon the following terms and conditions:

1. Except as provided in subparagraph 3. of this paragraph, no person may possess or consume alcohol beverages outside the Big Hill Center building without first obtaining a special permit under subsection (3) of this section.
2. No person may possess or consume alcohol beverages inside the Big Hill Center building unless such person is:
 - a. 21 years of age or older; and
 - b. Entitled to the exclusive use of the property at the time of the possession or consumption of alcohol beverages; or
 - c. An authorized and invited guest of a person or organization which is entitled to the exclusive use of the property at the time of such possession or consumption of alcohol beverages.
3. Any person who is authorized to possess and consume alcohol beverages in Big Hill Center under subparagraph 2. may also possess and consume alcohol beverages on the lower level patio or upper level deck outside the building.
4. No person may possess or consume alcohol beverages inside the Big Hill Center building when that person has been let into the premises solely

for the purpose of preparing for an authorized event or for the purpose of cleaning up after an authorized event.”

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

Adopted this _____ day of January, 2016.

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(1)(e) = ORD 20151209 (15-1214)

CITY OF БЕЛОIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: An Ordinance To Create Section 15.06(1)(e) of the Code of General Ordinances for the City of Beloit Relating to the Possession and Consumption of Alcohol Beverages in Big Hill Center.

Date: December 21, 2015

Presenter(s): Brian Ramsey, Director of Parks & Leisure Services **Department(s):** Public Works

Overview/Background Information:

City Ordinance allows the issuance of beer and wine picnic permits for consumption or possession (and not sale) of beer or wine in Leeson, Big Hill, Telfer, Wootton, Summit, Hilliard, and Riverside Parks, as well as within the Rotary River Center. However, no designation has been approved for the new Big Hill Center that would allow similar use in renting this new facility. Parks & Recreation Staff, as well as the Parks & Recreation Commission agree that users of the new Big Hill Center should be permitted to possess and consume alcohol beverages in a similar manner as allowed within the Rotary River Center in Riverside Park. Therefore, this new section of the Code has been drafted to replicate Section 15.06(1)(d) and references the Big Hill Center in manner as Section 15.06(1)(d) references the Rotary River Center.

Key Issues (maximum of 5):

- 1.) Current permits for beer and wine possession and consumption are allowed in various park shelters and the Rotary River Center.
- 2.) Current permits for beer and wine possession and consumption are now issued by the Parks & Leisure Services Division and can be issued at the same time as the facility permit.
- 3.) The Parks & Leisure Service Division will review the requirements of the ordinance prior to issuance and will notify the police department of all permits to possess and consume alcohol beverages in the Big Hill Center.

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

Approval of this Ordinance would conform with Goal #1's stated purpose of developing a high quality community through 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 | 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:

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:

New City Ordinance proposal.

**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 December 14, 2015:

Charles M. Haynes, President
Beloit City Council

Appointments

Appointment Review Committee

Incumbent **Henry Clement** to a term ending December 31, 2018
Incumbent **Louise Reidenbach** to a term ending December 31, 2018

Board of Review

Incumbent **James Roe** to a term ending December 31, 2020

Business Improvement District/Downtown Beloit Association

Elaina Panico, Beloit College, 700 College St. (replacing Tiffany Warren as Beloit College Representative) for a term expiring December 31, 2018
Incumbent **James Packard, Jr.** (Property Owner) for a term expiring December 31, 2018
Incumbent **Richard F. Hulburt** (Owner Occupant) for a term expiring December 31, 2018

Community Development Authority

Incumbent **Loretta Evans** to a term ending December 31, 2019
Incumbent **David G. Baker** to a term ending December 31, 2019

PLEASE ANNOUNCE THE FOLLOWING VACANCIES

Alcohol Beverage License Control Committee (2 vacancies for residents)
Appointment Review Committee (2 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 (1 vacancy for resident; 2 vacancies [Alternate] for residents)
Community Development Authority (1 vacancy for resident)
Equal Opportunities Commission (2 vacancies for residents)
Municipal Golf Committee (2 vacancies for residents, 1 vacancy for youth representative)
Park, Recreation & Conservation Advisory Commission (1 vacancy for Youth Representative)

**RESOLUTION APPROVING 2016-2017 CONTRACT BETWEEN
THE CITY OF BELOIT AND THE HUMANE SOCIETY OF SOUTHERN WISCONSIN, INC. FOR
ANIMAL CARE AND SHELTER SERVICES**

WHEREAS, the City of Beloit (hereinafter “City”) has previously entered stray animal and impounded animal services contracts with The Humane Society of Southern Wisconsin, Inc. (f/k/a Rock County Humane Society) (hereinafter “Humane Society”); and

WHEREAS, the current contract with Humane Society expires on December 31, 2015;
and

WHEREAS, the attached contract provides for intake and care services by the Humane Society for stray and abandoned animals as well as impounded animals from the City of Beloit;

WHEREAS, the Beloit City Council finds that it is in the best interest of the City and its residents to contract with the Humane Society for such services.

NOW, THEREFORE, BE IT RESOLVED that the attached contract between the City of Beloit and The Humane Society of Southern Wisconsin, Inc., is hereby approved and the City Manager of the City of Beloit be, and is hereby, authorized to execute the same and to do all other things necessary and appropriate to carry out the purposes of this resolution.

Adopted this 21st day of December, 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: 2016-2017 Services Agreement between the City of Beloit and the Humane Society of Southern Wisconsin

Date: December 8, 2015

Presenter: Interim Chief David Zibolski

Department: Police Department

Overview/Background Information:

The Humane Society of Southern Wisconsin (HSSW), operating formerly as the Rock County Humane Society (RCHS), has provided the City of Beloit with animal control services for over twelve years. This agreement has been reviewed and updated to reflect current operating requirements from our 2014-2015 services agreement.

This agreement insures a consistent protocol for handling stray, abandoned, and impounded animals in the City of Beloit.

Key Issues (maximum of 5):

1. The City of Beloit currently utilizes the HSSW for a range of services in regards to our animal control responsibilities.
 2. The City of Beloit collaborates with other agencies and communities on animal control issues where appropriate.
 3. The City of Beloit continues to evaluate emerging strategies in managing stray animal issues within the city.
-

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

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

- 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
-

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

Approval of the 2016-2017 Services Agreement with the Humane Society of Southern Wisconsin

Fiscal Note/Budget Impact:

The 2016-2017 services agreement locks in our costs for the length of the contract. There was no increased impact on the budget as the projected cost for services remained the same as in 2015.

Attachments:



Purchase of Services Agreement

Contract Term: January 1, 2016 through December 31, 2017

Municipality: CITY OF BELOIT

Contact: Lori S. Curtis Luther

Address: 100 State Street Beloit, WI 53511

THIS SERVICES AGREEMENT (the "Agreement"), made and entered into on the first day of January, 2016, by and between the City of Beloit ("Municipality"), a Wisconsin municipal corporation, whose principal place of business is 100 State Street, Beloit, Wisconsin and The Humane Society of Southern Wisconsin, Inc., ("HSSW"), a Wisconsin non-stock corporation whose principal place of business is 222 S. Arch Street in Janesville, Wisconsin.

RECITALS

- 0.1 WHEREAS, the Municipality desires to purchase services from HSSW for the care, treatment, and humane disposition of stray, abandoned and impounded animals located within the geographic limits of the Municipality; and
- 0.2 WHEREAS, HSSW, a Wisconsin not-for-profit corporation that is independent of the Municipality, is presently situated to provide animal shelter and care services; and
- 0.3 WHEREAS, at all times this Agreement shall be construed in a manner so as to maximize the welfare of the animals who are the subject hereof and who are cared for by HSSW pursuant to the terms of this Agreement; and
- 0.4 WHEREAS, the Municipality and HSSW's fiscal year runs from January 1 through December 31 of each calendar year; and
- 0.5 WHEREAS, HSSW maintains a principal place of business located at 222 S. Arch St., Janesville, Wisconsin 53548; and
- 0.6 WHEREAS, HSSW is a Wisconsin non-stock corporation entering into a contract with a political subdivision as defined in Wis. Stats. §173.15(1) and acknowledges its obligations under Wis. Stats. §173.15(2) in relation to said contract; and
- 0.7 WHEREAS, the Municipality is vested with jurisdiction and has the authority and/or obligation to enforce, among other matters, the following statutes and ordinances related to animal control:
 - (i) Chapter 173 of the Wisconsin Statutes ("Animals; Humane Officers ")
 - (ii) Chapter 174 of the Wisconsin Statutes ("Dogs")
 - (iii) Chapter 951 of the Wisconsin Statutes ("Crimes against Animals")
 - (iv) Chapters 14 and 15 of the Code of General Ordinances for the City of Beloit, Wisconsin

AGREEMENT

In consideration of the above Recitals (which are acknowledged to be true and correct and are incorporated into this Agreement) and the promises and agreements hereinafter contained and for other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged by each party to this Agreement), it is agreed by the Municipality and HSSW as follows:

1.0 SERVICES

HSSW shall provide the services outlined within this Agreement.

2.0 COST

Municipality shall pay for services performed pursuant to this Agreement an annual flat fee of \$97,850 , invoiced monthly in 12 equal installments.

3.0 TERM OF AGREEMENT & OBLIGATIONS

3.1 The term of this Agreement shall commence on the first day of January 2016 or as of the last date by which all parties have executed this Agreement, whichever is later, and this Agreement shall terminate on December 31, 2017, unless otherwise agreed to by the parties in writing. This Agreement is also subject to termination under Section 6.0 of this Agreement.

3.2 HSSW shall complete its service obligations under this Agreement by the end of this Agreement's term and the Municipality shall not be liable for any services performed by HSSW other than during the term of this Agreement. Notwithstanding the foregoing, the Municipality agrees to pay for all services provided under this Agreement so long as the animals subject to the service provisions of this Agreement are dropped off at HSSW facility on or before the termination of this Agreement.

4.0 DEFINITIONS

As used in this Agreement, the following words shall have the meanings provided below:

4.1 Abandoned Animal: A companion, exotic or livestock animal left for any length of time without apparent provision for its food, water, or other care as is reasonably necessary for the animal's health. An abandoned animal includes, but is not limited to, an animal owned by a known individual who, because of the owner's death, disability, incarceration, eviction or other like circumstance, is unable or unwilling to provide appropriate care for the animal.

4.2 Companion Animals: Dogs, cats, rabbits, guinea pigs, hamsters, mice, ferrets, birds, fish, reptiles, amphibians, invertebrates, or any other species of domestic animal sold, transferred, or retained for the purpose of being kept as a household pet.

4.3 Feral Cat: A feral cat is a domesticated cat that has returned to the wild, or the offspring of such a cat. It is distinguished from a stray cat, which is a pet cat that has been lost or abandoned.

4.4 Impound: The withholding of an animal from the owner pursuant to Wis. Stats §173.21 on any of the following grounds:

4.4.1 The humane or law enforcement officer determines that there are reasonable grounds to believe that the owner has mistreated the animal in violation of Chapter 951 of the Wisconsin Statutes.

4.4.2. The humane or law enforcement officer determines that there are reasonable grounds to believe that the animal poses a significant threat to public health, safety or welfare.

4.4.3 The animal may be used as evidence in a pending prosecution.

4.4.4 A court has ordered the animal withheld for any reason.

4.5 Livestock: Horse, bovine, sheep, goat, pig, llama, alpaca, farm-raised deer, rabbit raised for food, or domestic fowl, including farm-raised game bird.

4.6 Normal Business Hours: Weekdays, Monday through Friday, 8:00 a.m. through 5:00 p.m. but does not include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day.

4.7 Redemption: In relation to stray or abandoned animals, "redemption" is the identification and verification of ownership of a stray or abandoned animal and the return of the animal to its owner. In relation to animals seized by a humane or law enforcement officer, "redemption" is the return of a seized or impounded animal to an owner or custodian at the direction of the humane or law enforcement officer who seized the animal as provided by Wis. Stats. §173.21(4) or pursuant to an order of the court pursuant to Wis. Stats. §173.22(3).

4.8 Seizure. The taking of an animal, whose owner is known, into custody by a humane or law enforcement officer pursuant to Wis. Stats. §173.13.

4.9 Stray: A companion animal found wandering at large whose owner or custodian is unknown or cannot be ascertained immediately with reasonable effort.

4.10 Surrender. The voluntary transfer of custody and ownership of an animal, in writing, by the animal's owner, to a humane or law enforcement officer or to HSSW.

4.11 Unclaimed: In relation to stray or abandoned animals, "unclaimed" is a companion animal that is found abandoned or stray whose owner has failed to redeem the animal. In relation to animals seized by a humane or law enforcement officer, "unclaimed" is a companion, exotic or livestock animal that is seized by a humane or law enforcement officer and whose owner is notified under Wis. Stats. §173.13(3) of the procedure for recovering the animal and whose owner fails to recover the animal within the applicable time limits.

5.0 DESCRIPTION OF SERVICES

5.1 Cooperation. HSSW agrees to use commercially reasonable methods in working with Municipality departments, agencies, employees, and officers and the employees and officers of the Department of Public Health – Rock County in providing the services described herein. The Municipality agrees to use commercially reasonable methods in working with HSSW in order to enable HSSW to provide the services described herein and in paying for such services.

5.2 HSSW Personnel. HSSW agrees to secure, at its own expense, all personnel necessary to carry out its obligations under this Agreement. Such personnel shall not be deemed to be employees of the Municipality. HSSW shall ensure that its personnel are instructed that they do not have any direct contractual relationship with the Municipality. Except as otherwise provided in this Agreement, Municipality shall have no authority over any aspect of HSSW's personnel practices and policies and shall not be liable for actions arising from such policies and practices.

5.3 Services for Intaking Animals:

5.3.1 HSSW agrees to accept for shelter, stray or abandoned or seized animals from the Municipality and its residents who find stray or abandoned animals within the Municipality and provide the animals with food, shelter, water, and humane care.

5.3.2 HSSW will accept stray animals during normal business hours. (Excluding major holidays when the shelter is closed).

5.3.3 HSSW will allow access to the municipality during nonbusiness hours and holidays via a provided key to the back door.

5.3.4 HSSW will assist in the pickup of stray or abandoned or seized animals between 8am – 5pm only for an additional \$100 service fee, if requested by the Municipality. If this service is requested, the Municipality must contact Brett Frazier (608) 359-5739 or James Hurley (608) 728-2290 for a determination on availability of HSSW staff.

5.3.5 HSSW shall require proof that the animal is currently immunized against rabies or require payment of a rabies voucher before releasing a stray animal being claimed by its legal owner.

5.3.6 Injured and ill animals shall be transported, if condition requires, to the Municipality's designated veterinary facility for assessment and/or treatment as such facility shall recommend. HSSW shall not authorize nor incur veterinary service expenses for stray animals without prior written approval and agreement for reimbursement by the Municipality. HSSW has a shelter veterinarian and will make every reasonable effort to treat non-emergency medical conditions at the shelter at the expense of HSSW. HSSW will make the determination as to which animals need emergency veterinary medical care. Note: HSSW Veterinarian is not on site at all times.

5.3.7 In the event that the Municipality requests HSSW to hold an animal for longer than seven days (i.e. police evidence holds, seized animals, etc.), the Municipality shall notify HSSW in writing

and the Municipality shall pay HSSW the rate of \$20.00 per day beginning on the eighth day for each day beyond the seven-day initial hold period. Notwithstanding the foregoing, in the event an owner of an abandoned animal seeks to continue to enforce their ownership rights over the animal such that HSSW is obligated to continue to provide custodial care to the animal beyond the seven-day period identified above by court order, the Municipality shall continue to reimburse HSSW at the rate of \$20.00 per day. HSSW will notify the Municipality if an owner enforces his/her ownership rights by court order.

5.3.8 HSSW will encourage and direct feral cats to alternate resources, however it is to be understood at sometimes it is reasonable and prudent for the HSSW to intake Feral Cats. Feral Cats will not be held, as neither HSSW, nor the Municipality, has the resources or ability to Care, Keep, or Trap, Neuter and Release at this time.

5.3.9 HSSW shall keep current and accurate records in compliance with Wis. Stats. §173.17 and such records shall be open and available for inspection by the Municipality at all reasonable times.

5.3.10 HSSW shall continue to submit an itemized statement to the Municipality no later than 30 days following the last day of the billable month, and the Municipality agrees to remit payment within 30 days of receipt of the invoice. In the event that a fee is disputed, the Municipality is responsible for payment in full while the accuracy of the billing is verified. Any disputes upheld will be credited on the next month's statement. The parties agree to, as expeditiously as possible, resolve the dispute as promptly as possible and without undue delay.

5.3.11 HSSW will notify the Municipality where stray animals originate and when a stray animal is redeemed by its owner. Notification will accompany the monthly billing statement.

5.4 Services for the Care and Disposition of Animals. HSSW shall have the sole and exclusive right under this Agreement to provide those services that it deems in its professional judgment are in the best interest of the animal and the shelter environment in which the animal is maintained.

5.4.1 Custodial care shall include for each animal cared for under the terms of this Agreement, the provision of:

5.4.1.1 As required by Wis. Stats. §173.41.

5.4.1.2 Provide sufficient food to maintain the animal in good health.

5.4.1.3 Provide sufficient water to maintain the animal in good health. If fresh water is not available to the animal at all times, the person shall provide fresh water daily and in sufficient quantity for the health of the animal.

5.4.1.4 Ensure that necessary and standard veterinary care is provided in a timely manner.

5.4.1.5 Ensure that the animal is not kept in an enclosure unless all of the following apply:

- a. The enclosure is of an appropriate size, as determined by the State of Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP), based on the size, age, and number of animals kept in the enclosure and the length of time the animal is kept in the enclosure.
- b. The enclosure is structurally sound and maintained in good repair to protect the animal from injury.
- c. The enclosure is maintained in a clean and sanitary condition.

5.4.2 Redemption services shall include all reasonable attempts to identify, locate, make contact with, and provide written notice to an animal's owner in order to arrange for either the surrender of the animal or the return of the animal to its owner. Said efforts will be made within the statutory 7-

day holding period. Notwithstanding the foregoing, the parties acknowledge that the owners of some stray and/or abandoned animals are never known or even identified such that HSSW's ability to find the owner is a legal impossibility.

5.4.3 The disposition of a stray or abandoned animal shall be within the sole and absolute discretion of HSSW. HSSW shall comply with the applicable statutory holding periods for any animal governed thereby, as required by Wis. Stats. §173.23 Disposition of Animals. HSSW shall comply with all court orders or orders of the Municipality with regard to seized animals.

6.0 TERMINATION OF AGREEMENT

6.1 Termination; No Cause. Either party may terminate the Agreement, for any reason, at any time upon 90 days' written notice.

6.2 Immediate Termination for Cause. The following shall constitute grounds for immediate termination by the non-breaching party:

6.2.1 HSSW's violation of any State, Federal or local law, or failure by HSSW to comply with any applicable States and Federal service standards, as expressed by applicable statutes, rules and regulations.

6.2.2 HSSW's failure to carry applicable licenses or certifications as required by law.

6.2.3 HSSW's failure to comply with its reporting requirements contained in section 5 of this Agreement.

6.2.4 The Municipality's failure to pay HSSW the monthly payment as invoiced within 30 days of receipt of said invoice.

6.3 30-Day Termination for Cause. In the event either party engages in a material breach of this Agreement other than as described in section 6.2 above, the non-breaching party shall thereupon have the right to terminate this Agreement by giving the breaching party thirty (30) days written notice of the termination.

7.0 INSURANCE AND INDEMNIFICATION.

7.1 Indemnification of Municipality. HSSW shall indemnify, hold harmless and defend the Municipality, its boards, commissions, agencies, officers, employees and representatives against any and all liability, loss (including, but not limited to, property damage, bodily injury and loss of life), damages, costs or expenses which Municipality, its officers, employees, agencies, boards, commissions and representatives may sustain, incur or be required to pay by reason of HSSW furnishing the services or goods required to be provided under this Agreement, provided, however, that the provisions of this paragraph shall not apply to liabilities, losses, charges, costs, or expenses caused by or resulting from the acts or omissions of Municipality, its agencies, boards, commissions, officers, employees or representatives. The obligations of HSSW under this paragraph shall survive the expiration or termination of this Agreement.

7.2 Insurance. In order to protect itself and Municipality, its officers, boards, commissions, agencies, employees and representatives under the indemnity provisions of this Agreement, HSSW shall obtain and at all times during the term of this Agreement keep in full force and effect comprehensive general liability and auto liability insurance policies issued by a company or companies authorized to do business in the State of Wisconsin and licensed by the Wisconsin Office of the Commissioner of Insurance. HSSW shall maintain coverage for the duration of this Agreement and for two years following the completion of this Agreement. In the event any action, suit or other proceeding is brought against Municipality upon any matter herein indemnified against, Municipality shall give reasonable notice thereof to HSSW and shall cooperate with HSSW's attorneys in the defense of the action, suit or other proceeding. HSSW shall provide a certificate of insurance to the Municipality within 14 business days following the execution of this Agreement and upon request by the Municipality.

8.0 ASSIGNMENT/TRANSFER.

HSSW shall neither assign nor transfer any interest or obligation in this Agreement, without the prior written consent of Municipality unless otherwise provided herein, provided that claims for money due or to become due HSSW from Municipality under this Agreement may be assigned to a bank, trust company or other

financial institution without such approval if and only if the instrument of assignment contains a provision substantially to the effect that it is agreed that the right of the assignee in and to any moneys due or to become due to HSSW shall be subject to prior claims of all persons, firms and corporations for services rendered or materials supplied for the performance of the work called for in this Agreement. HSSW shall promptly provide notice of any such assignment or transfer to Municipality.

- 9.0** **NO WAIVER BY PAYMENT OR ACCEPTANCE.** In no event shall the making of any payment or acceptance of any service or product required by this Agreement constitute or be construed as a waiver by Municipality of any breach of the covenants of this Agreement or a waiver of any default of HSSW and the making of any such payment or acceptance of any such service or product by Municipality while any such default or breach shall exist shall in no way impair or prejudice the right of Municipality with respect to recovery of damages or other remedy as a result of such breach or default.
- 10.0** **INVOICING.** HSSW agrees to create such invoices as are required for proper billing detail. With respect to such invoices, it is understood that time is of the essence and that the failure of HSSW to comply with the time limits set forth may result in the withholding of payments by Municipality otherwise due HSSW under the terms of this Agreement.
- 11.0** **NO WAIVER BY PAYMENT OR ACCEPTANCE.** In no event shall the making of any payment or acceptance of any service or product required by this Agreement constitute or be construed as a waiver by the Municipality of any breach of the covenants of this Agreement or a waiver of any default of HSSW and the making of any such payment or acceptance of any such service or product by Municipality while any such default or breach shall exist shall in no way impair or prejudice the right of Municipality with respect to recovery of damages or other remedy as a result of such breach or default.
- 12.0** **NONDISCRIMINATION.** The undersigned will not discriminate against any qualified employee or qualified applicant for employment because of race, color, national origin, ancestry, religion, age, marital status, disability, sex, or sexual orientation. In the event any portion of this Agreement is subcontracted by the undersigned, said subcontract shall include a provision prohibiting the subcontractor from discriminating against any qualified employee or qualified applicant for employment because of race, color, national origin, ancestry, religion, age, marital status, disability, sex, or sexual orientation. This provision is inserted herein in compliance with Section 1.09 of the Code of General Ordinances of the City of Beloit, and shall be interpreted so as to carry out the intent of said ordinance.
- 13.0** **WARRANTY OF CAPACITY TO EXECUTE AND COMPREHENSION OF DOCUMENT.** The undersigned warrants that s/he has the legal authority to execute this Agreement on behalf of the Municipality and/or HSSW and to receive the consideration specified in it, and that neither party has sold, assigned, transferred, conveyed or otherwise disposed of any rights subject to this Agreement.

This Agreement is intended by the parties hereto as the final and exclusive expression of the provisions contained in this Agreement, and it supersedes and replaces any and all prior contemporaneous agreements and understandings, oral or written, in connection therewith, between the parties hereto. This Agreement may be modified only upon written consent of the parties hereto.

[Signatures on Following Page]

Dated this ____ day of _____, 2015.

CITY OF BELOIT

By: _____
Lori S. Curtis Luther, City Manager

ATTEST:

By: _____
Lorena Rae Stottler, City Clerk

APPROVED AS TO FORM:

By: _____
Elizabeth A. Krueger, City Attorney

I hereby certify that there are sufficient funds available to pay the liability incurred by the City of Beloit pursuant to this agreement.

By: _____
Eric Miller, City Comptroller

Dated this ____ day of _____, 2015.

THE HUMANE SOCIETY OF SOUTHERN WISCONSIN, INC

By: _____
Brett Frazier, Executive Director

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