



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

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

1. President Haynes called the meeting to order at 7:00p.m. in the Forum at Beloit City Hall.
 2. PLEDGE OF ALLEGIANCE
 3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS – None
 4. PUBLIC HEARINGS
 - a. Community Development Director, Julie Christensen, presented a proposed 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 for a first reading. The key issues are:
 - 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.
- President Haynes opened the public hearing. The following people spoke:
- Kevin McDonald, representing Commonwealth Development stated that they looked forward to

recommend approval of this vacation, subject to a condition reserving a utility easement over the vacated area. President Haynes opened and closed the public hearing. Councilors DeForest and Luebke made a motion to approve the resolution as presented. Motion carried on a voice vote of 7-0. File 8653

5. CITIZEN PARTICIPATION - None

6. CONSENT AGENDA

Councilor De Forest asked to have items 6.d, 6.e and 6.i removed from the consent agenda. Councilors Luebke and Hendrix made a motion to adopt the consent Agenda, which consist of items 6.a – 6.c, 6.f – 6.h and 6.j – 6.l. Motion carried.

- a. The **Minutes** of the Regular Meeting of December 7, 2015 were approved.
 - b. A Resolution approving **Change of Agent** for Pilot Travel Center #289, located at 3001 Milwaukee Road, from David Hauck to Brenda K. Boss was approved. File 8688
 - c. A Resolution approving the installation of a **Remembrance Garden in Horace White Park**, located at 825 E. Grand Avenue was approved. File 8704
 - f. A Resolution approving the **Appointment of Election Officials** for the 2016-2017 Election Cycle was approved. File 6057
 - g. A Resolution declaring official Intent to **Reimburse Expenditures** from Proceeds of 2016 Borrowing was approved. File 8707
 - h. An application for a **Certified Survey Map** for the property located at 2001 Gateway Boulevard was referred to Plan Commission. File 7895
 - j. A Resolution authorizing **Final Payment** of Public Works Contract C15-07, Street Resurfacing was approved. 8646
 - k. A Resolution authorizing the City Manager to Apply for the **Visit Beloit Grant** was approved. File 8635
 - l. A Resolution **cancelling** the January 4, 2016 Regular Meeting of the City Council was approved. File 5187
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- d. A Resolution approving **Emergency Ambulance Service Agreement** with the Town of Turtle.
 - e. A Resolution approving **Emergency Ambulance Service Agreement** with the Town of LaPrairie. Chief Liggett explained that he would handle the staff report for both agreements at the same time. 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. The LaPrairie agreement is a continuation of the agreement currently in place. They pay a non-resident fee per call on top of the annual fee. These fees support the ambulance costs that are budgeted through the enterprise fund, meaning the entire cost is dependent on the fees collected. A non-resident ALS fee is roughly \$1,100 per call and Beloit Fire responds to about 20 calls per year. The Town of Turtle agreement negotiated a new agreement that keeps their fee flat for three years and includes a non-resident rate per call. There is an estimated 100 calls per year in the Town of Turtle. Annually, the City of Beloit responds to roughly 4,500 calls per year, so these agreements cover a small amount of the overall calls for service. Currently there is a 68% collection rate on ambulance collections. In the past, the North Shore formula was used to calculate these agreements and was based on four criteria: square miles, population, number of calls per service and assessed value. These agreements are still in line with this criteria and Chief Liggett will continue to review options for strong agreements. Councilors Luebke and Kincaid made a motion to approve the resolution approving an agreement with the Town of Turtle as presented. Motion carried. File 8051
Councilors De Forest and Sloniker made a motion to approve the resolution approving an agreement with the Town of LaPrairie as presented. Motion carried. File 8051
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- i. An application for a **Relocation Order** for Easements related to the Fourth Street Bridge Project. Ms. Christensen explained that 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. 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.

Councilor De Forest explained that she would like to know more about what portions of the easement are temporary and which are permanent. Councilors Luebke and Sloniker made a motion to approve the referral to Plan Commission. Motion carried. File 7922

7. ORDINANCES

- a. City Clerk, Lori Stottler, presented an Ordinance to Amend Section 1.14 of the Code of General Ordinances of the City of Beloit Pertaining to **Polling Places** for a first reading. Ms. Stottler explained that due to the sale of McLenegan Elementary, voters in wards 19-21 were in need of a new polling location. River of Life UMC located at 2345 Prairie Avenue has agreed to host as a new polling location and the layout is quite conducive to the accessibility regulations and is central to the voting district. The ordinance also cleans up address changes reflecting correct addresses at Hackett and Gaston Schools. Councilors Luebke and Kincaid made a motion to lay over to the next meeting for a second reading. Motion carried. File 6384
- b. City Manager, Lori Luther, presented 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** for a second reading. Councilors Luebke and Kelly made a motion to approve the ordinance as presented. Motion carried. File 8705 Ordinance 3561
- c. Community Development Director, Julie Christensen, presented 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 for a second reading. Councilors Luebke and De Forest made a motion to approve the ordinance as presented. Motion carried. File 6226 Ordinance 3562
- d. Community Development Director, Julie Christensen, presented 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 for a second reading. Councilors Kelly and Kincaid made a motion to approve the ordinance as presented. Motion carried. File 6226 Ordinance 3563
- e. Director of Parks and Leisure Services, Brian Ramsey, presented 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** for a first reading. Mr. Ramsey explained that 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. Councilors Luebke and Kelly made a motion to lay over to the next meeting for a second reading. Motion carried. File 5663

8. APPOINTMENTS

President Haynes announced the openings and submitted the following appointment to City Committees, Boards, and Commissions for approval. Councilors Hendrix and Kelly made a motion to approve the appointments. The Motion carried.

- a. **Appointment Review Committee:** Incumbent Henry Clement to a term ending December 31, 2018
Incumbent Louise Reidenbach to a term ending December 31, 2018 File 6261
- b. **Board of Review:** Incumbent James Roe to a term ending December 31, 2020 File 6063
- c. **Business Improvement District/Downtown Beloit Association:** Elaina Panico, as (Beloit College Representative) for a term expiring December 31, 2018, Incumbent James Packard, Jr. (Property Owner) for a term expiring December 31, 2018, and Incumbent Richard F. Hulburt (Owner Occupant) for a term expiring December 31, 2018 File 6716
- d. **Community Development Authority:** Incumbent Loretta Evans to a term ending December 31, 2019, Incumbent David G. Baker to a term ending December 31, 2019 File 6054

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor Sloniker – no report
- Councilor Hendrix wished Councilor Kelly a happy birthday. She participated in the River of Life UMC Christmas Cantata and was pleased with the community attendance. She also attended a hip hop event at the high school featuring Hip Hop artist Diggy Simmons.
- Councilor Luebke congratulated Sgt. Mark Franseen on his retirement and thanked him for his 34 years of service to the Beloit Police department. He attended the Stateline Community Foundation dinner where Tom Finley of Finley Dencker Buick GMC, was honored as this year's recipient of the Bridge to the Future Award. The award is presented each year to a person who demonstrates the spirit of philanthropy. He attended the Rock County Youth Network Board meeting and the DBA Board meeting. He was pleased to report that there are very few vacant building spaces downtown and shared gratitude for the job Shauna is doing.
- Councilor Kelly – no report
- Councilor Kincaid – no report
- Councilor De Forest also attended the Stateline Community Foundation dinner at the Beloit Club and the hip hop event at the high school featuring Hip Hop artist Diggy Simmons. She attended the NAACP meeting. She thanked Beloit employee Holly Hartley for her work in collecting donations for the pet food pantry.
- Councilor Haynes – no report

10. CITY MANAGER'S PRESENTATION

11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Interim Police Chief Zibolski presented 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**. This is a routine agreement. Councilors Luebke and Sloniker made a motion to approve the resolution as presented. Motion carried. File 8576

12. Councilors Sloniker and De Forest made a motion to adjourn the meeting at 7:49 p.m. Motion carried.



Lorena Rae Stottler, City Clerk

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Date approved by City Council: January 19, 2016