



PROCEEDINGS OF THE BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Tuesday, February 1, 2016

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 resolution authorizing an amended **Planned Unit Development** (PUD) Master Land Use Plan for the property located at 2851 Milwaukee Road for the Menards Warehouse Addition. Tyler Edwards, on behalf of Menard, Inc. has submitted an amended Planned Unit Development (PUD) - Master Land Use Plan for the property located at 2851 Milwaukee Road. The PUD District is a special-purpose zoning district that permits greater flexibility in land planning and site design than conventional zoning districts and is intended to provide flexibility in architectural design and land uses.
 - The applicant has proposed the construction of a warehouse expansion at their Beloit store in order to meet demand and remain competitive in the market.
 - A condition in the original PUD – Master Land Use Plan, authorized in September of 2005, limits the accessory lumber/warehouse building space to a total of 27,000 sq. ft.
 - The existing warehouse is 26,430 sq. ft. and primarily used for lumber storage.
 - The proposed warehouse addition is approximately 22,660 sq. ft. and will be identical in appearance to the existing warehouse structure.
 - The applicant is requesting the approval of an amended PUD – Master Land Use Plan that will allow for up to 50,000 sq. ft. of warehouse space in order to accommodate the expansion.
 - If approved, the Fire Dept. will require the applicant to address several issues in the final building plan submittal.
 - The Plan Commission reviewed this item on January 20, 2016 and voted unanimously (4-0) to recommend approval of the amended PUD - Master Land Use Plan, based upon the standards in Section 2-402(g) of the Zoning Ordinance.President Haynes opened the public hearing. Tyler Edwards was present and asked the Council to consider this proposal and encouraged them to vote in favor of the resolution. President Haynes closed the public hearing. Councilors Luebke and De Forest made a motion to approve as presented. Motion carried. File 8195
 - b. Community Development Director, Julie Christensen, presented a proposed Ordinance amending the City of Beloit's **Zoning District Map** to change the zoning classification of the property located at 2345 Prairie Avenue (River of Life UMC) from R-1A, Single-Family Residential District to PLI, Public Lands and Institutions District. Kevin Cook of JNB Signs, on behalf of River of Life United Methodist Church (RLUMC), has submitted an application for a Zoning Map Amendment to change the zoning district classification from R-1A, Single-Family Residential District to PLI, Public Lands and Institutions District, for the property located at 2345 Prairie Avenue.
 - RLUMC hired Kevin Cook of JNB Signs to replace the existing ground monument sign facing Prairie Avenue.
 - Due to strict limitations on signage in the R-1A, Single-Family Residential District, the applicant is seeking a Zoning Map Amendment to allow his client more flexibility when considering options

- for new signage.
 - RLUMC has expressed interest in using an Electronic Variable Messaging (EVM) secondary sign – a sign type permitted in the PLI, Public Lands and Institutions District.
 - Aldrich Intermediate School, located directly across the street, was recently granted a sign permit to install an EVM sign facing Prairie Avenue.
 - The potential EVM sign would be reviewed under the Architectural Review process and be subject to brightness restrictions in order to protect nearby residences from ambient light.
- One Plan Commissioner expressed a concern that if the church use ever ceased, a future owner may have difficulty developing the lot for residential uses.
 - The Comprehensive Plan recommends Single-Family Residential - Urban for the subject parcel. Therefore, if a new owner acquires the property with the intent to develop a residential use, the parcel may be simply rezoned back to an R-1A, Single-Family Residential District.
- A second Plan Commissioner was concerned about the 75 sq. ft. maximum sign area for EVM signs and that even if the church doesn't want a 75 sq. ft. sign, a new owner could have up to that size.
 - RLUMC has not expressed interest in installing a sign of that scale. A potential EVM sign installed on the property would serve as a secondary, smaller sign to a primary, non-EVM sign.
- Planning staff supports this proposed Zoning Map Amendment, as it will grant RLUMC more flexibility when implementing new signage – an issue resolved for other institutions in Beloit by rezoning. PLI is also a more appropriate zoning classification for the church use.
- The Plan Commission reviewed this item on January 20, 2016 and failed to pass a motion (2-2) to recommend approval of this Zoning Map Amendment.

This is a first reading. President Haynes opened the public hearing. Kevin Cook spoke in favor of the proposed change. He explained that he was approached by the church management and they were seeking to place a sign on the property and that the first step was to have the property rezoned. He'd like the Council to vote in favor so they can proceed. Pat and Roger Sands spoke on behalf of the church explaining that the existing sign is difficult to get at in winter months and is not modern. They are seeking a sign similar to the one Aldrich Middle School uses directly across the street. President Haynes closed the public hearing. Councilors Kincaid and Kelly made a motion to lay over to the February 15 Council meeting. Motion carried. File 8706

5. CITIZEN PARTICIPATION

Judith Pippenger, 2060 Bradley Street, Town of Turtle addressed the Council regarding a sewer lateral that was installed in her subdivision a few years ago and is not feeling like she is getting resolve on her frustrations. It was explained to her that the laws were followed and that notices were sent to the home owners when the work began. She is seeking the council to look into the matter further. President Haynes and Vice President De Forest stated they were aware of the agreement with the residents in the Town of Turtle and was on council when the resolution came before them.

6. CONSENT AGENDA

Councilor Luebke and Sloniker made a motion to adopt the consent Agenda as presented. Motion carried.

- a. The Minutes of the Regular Meeting of January 19, 2016 were approved.
- b. An application for a Zoning Map Amendment to change the zoning district classification of the property located at 736 Oak Street from R-1B, Single-Family Residential District to R-2, Two-Family Residential District was referred to Plan Commission. File 8709
- c. An application for Construction of New Parking Lots at Turtle Creek Park (1312 E Grand (Avenue) and Turtle Creek Floodplain (1801 Milwaukee Road) was referred to Plan Commission. File 6132
- d. A resolution setting a date for a Public Hearing for the Vacation of a portion of W. Grand Avenue Right-of-way in the City of Beloit, Rock County, Wisconsin was accepted and referred to Plan Commission. File 8710

7. ORDINANCES

- a. Interim Police Chief David Zibolski presented a proposed Ordinance to Amend Sections 25.04(4)(d) and 13.18 of the Code of General Ordinances of the City of Beloit pertaining to **Parking Enforcement**. In an effort to maximize city resources, staff is requesting the attached ordinance amendment which allows civilian city staff to assist law enforcement during times of snow emergencies. The proposed ordinance allows civilian staff in the Community Development Department and Fire Department to assist police operations during times of snow emergencies by issuing parking tickets. The current ordinance limits this authority to police officers.

During snow emergencies the City is limited in its response to public safety hazards involving illegally parked vehicles. Amending the ordinance will provide greater capacity to appropriately issue tickets and remove vehicles found to be in violation of city ordinance and state statute. The Police Department will work cooperatively with the Community Development and Fire Departments to train and provide guidance to their respective staffs.

The proposed ordinance also codifies the ability for community service officers to issue parking tickets. This is a first reading. Councilors Kelly and Sloniker made a motion to lay over to the February 15 council meeting. Motion carried. File 7906

- b. Community Development Director, Julie Christensen, presented an Ordinance to Amend Section 25.04(4)(d) of the Code of General Ordinances of the City of Beloit pertaining to Officials authorized to Issue Citations related to **Annual Rental Dwelling Permits**. Section 14.06 of the City's Code of General Ordinances requires property owners to obtain a rental permit before leasing any dwelling unit to another person. If a property owner does not obtain a rental permit, a citation is written for violating this section of code. The rental permit program, including the writing of citations for violations of this ordinance, has been primarily managed by the Administrative Assistant in the Community and Housing Services Division. Starting in 2016, we have divided the workload for administering the City's rental permit program. Both the Administrative Assistant in the Community and Housing Services Division and the Administrative Assistant in the Planning and Building Services Division will be administering this program, instead of just having one staff person responsible for this program.

Chapter 25 of the City's Municipal Code identifies who can issue municipal citations for different sections of the code. For Section 14.06 (Annual Rental Permits) of the Code of General Ordinances, the employees currently authorized to issue municipal citations are the Director of Community and Housing Services, Inspection Official, and the Secretary to the Director of Community and Housing Services. We are proposing to amend this ordinance to allow the Administrative Assistant in the Planning and Building Services to also issue municipal citations under this code. This will allow the Community Development Department to more efficiently manage this program. This is first reading. Councilors Sloniker and Luebke made a motion to lay over to the February 15 council meeting. Motion carried. File 5130

8. APPOINTMENTS – None

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor Sloniker attended the candlelight vigil for Austin Ramos Jr. and was encouraged by the community support. She also attended two press conferences and the listening session this week. She extended her condolences to the Gustina and McCauley family.
- Councilor Hendrix also attended the vigil for Austin. She attended the Visit Beloit board meeting and is pleased to announce that Noodles is now open.
- Councilor Luebke attended the vigil as well and was proud of the character Beloit showed by surrounding the Ramos family. He was pleased at the presence of City manager Luther and interim Chief Zibolski.
- Councilor Kelly attended a meet and greet at the new Art Incubator space. She announced that tickets for BIFF box office open February 8th and begins February 19th. She also attended a ribbon cutting for the remodel at Culvers and reported it is very nice.

- Councilor Kincaid was pleased with the articulate message shared by city leaders at the Ramos vigil and was pleased with the emphasis of seriousness and commitment to this case.
- Councilor De Forest felt it was a sad time for Beloit, but was deeply encouraged by the residents coming forward to help the police in bringing justice to little Austin Ramos Jr. She congratulated Colleen Gill on her retirement with the City. She also recognized staff for a successful Winterfest.
- Councilor Haynes expressed his tremendous encouragement in spite of the pain felt at the vigil for the City and the safety of the residents and is pleased with how the City is moving forward.

10. CITY MANAGER'S PRESENTATION –None

11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Interim Police Chief David Zibolski presented a resolution approving **Memorandum of Understanding** for Shared Communications Facilities. The Beloit Police and Fire Departments require access to the State of Wisconsin's WISCOM VHF radio system for coordination with other public agencies in response to incidents in the greater Beloit area. The installation of WISCOM radio system equipment at the Eagles Ridge Water Tower site, is necessary and essential for our public safety agencies to maintain the accessibility, and provide a suitable coverage area, needed for these operations. This agreement will provide for the future expansion in regards to radio system connectivity with the Illinois public safety agencies that utilize their state radio system, STARCOM.

Although we currently have connectivity with our partners in Winnebago County, IL, as they migrate to the STARCOM system it will be necessary for our agencies to have an access point for the two statewide systems to interface so that interoperability can be maintained. It is common for public safety agencies to co-locate and share tower sites whenever possible. This increases efficiencies and reduces the number of tower site locations that may be needed. The City of Beloit co-locates some of its public safety radio equipment on sites primarily maintained by Rock County, the City of Janesville, and Winnebago County, IL at no direct cost to the City of Beloit.

This project was originally set to begin this past spring, however, the project and agreement was delayed as the water tower was scheduled for painting. The tower painting was completed in early fall and the interested parties reconvened to insure that the site was still viable for the project. Site inspections were completed, verification of available space in the radio hut, and an evaluation of the proposed equipment to be installed was completed. This was to insure that there would be no interference with existing communications equipment, including cellular vendors on the tower. Councilors Luebke and Sloniker made a motion to approve as presented. Motion carried. File 7947

- b. Councilors Kincaid and Hendrix made a motion for the City Council to adjourn into closed session pursuant to Wis. Stats § 19.85 (1)(e) to discuss **potential real estate transactions**, the discussion of which would harm the City's competitive or bargaining interests if held in open session. Motion carried by a vote of 6-0. The Council proceeded into closed session at 7:42 p.m. Councilors Sloniker and Kelly made a motion to reconvene into open session at 8:00 p.m. Motion carried, voice vote. No further action was taken on this matter.

12. Councilors Kincaid and De Forest made a motion to adjourn the meeting at 8:01 p.m. Motion carried.

Lorena Rae Stottler, City Clerk