



PROCEEDINGS OF THE BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Tuesday, September 19, 2016

Presiding: David F. Luebke
Present: Sheila De Forest, Regina Dunkin, Kevin Leavy, Mark Preuschi, Marilyn Sloniker
Absent: Regina Hendrix

1. President Luebke 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
 - a. Councilor De Forest presented a proclamation recognizing September 21, 2016 as International Day of Peace. Lars Prip and Neil Duepree were present to accept. File 7148
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 1750 Gateway Boulevard. Hawks Ridge Apartments has submitted an application for an amendment to the PUD, Master Land Use Plan for the property located at 1750 Gateway Blvd.
 - The applicant has proposed the construction of two 4-story multifamily apartment buildings with 75 units each and one 3-story apartment building with 58 units on the existing Hawk's Ridge Apartments site. The applicant has proposed the construction of 245 underground parking stalls and 196 outdoor parking stalls for a total of 441 new parking stalls.
 - A two-lot CSM was reviewed and approved by the Plan Commission on August 17, 2016. The approved CSM divided the existing Hawks Ridge Apartments parcel into two separate lots for financing purposes. The three new buildings would be constructed on Lot 2 of the proposed CSM.
 - The original PUD plan, approved in 2004, sought to construct ten 32-unit buildings. However, only six of the ten buildings were constructed. The original PUD Master Plan with ten 32-unit buildings allowed for a density of up to 16.8 units per acre. If constructed, the new buildings would create a density of 20.76 units per acre for the entire development. Although the new proposal creates a higher unit density than the original PUD Master Land Use Plan, the development will be less dense than the maximum density allowed prior to being rezoned to PUD. The land, originally in the R-3, Low-Density Multifamily District, would have allowed a maximum density of 25 units per acre – an amount 25% greater than the proposed new density of the development.
 - The Parks, Recreation and Conservation Advisory Commission reviewed the applicants request to receive open space improvement credit towards the Park Impact Fees on September 14, 2016 and voted unanimously (6-0) to not accept the request for credit.
 - The Parks, Recreation and Conservation Advisory Commission reviewed the applicants request to accept \$9,905.25 in lieu of parkland dedication on September 14, 2016 and voted unanimously (6-0) to accept the monies in lieu of parkland dedication.
 - The Plan Commission reviewed this item on September 7, 2016 and voted unanimously (5-0) to recommend approval. President Luebke opened the public hearing. No one spoke. President Luebke closed the public hearing. Councilors Leavy and Dunkin made a motion to adopt the resolution as presented. Motion carried. File 8089
5. CITIZEN PARTICIPATION
 - a. Celestino Ruffini, Executive Director at Visit Beloit gave an update to the Council on the activities promoting Beloit in the last few months.

6. CONSENT AGENDA

Councilors De Forest and Sloniker made a motion to adopt the consent Agenda as presented. Motion carried.

- a. The Minutes of the Regular meeting of September 6, 2016 were approved.
- b. A resolution approving the granting of an Electric Transmission Line Easement to American Transmission Company (ATC) located at 3015 Cranston Road was approved. File 8720
- c. A resolution approving WG Condominiums Condominium Plat for the properties located at 2260 and 2265 Walnut Street was approved. File 8142
- d. A resolution approving an amendment to the Class "B" Beer and "Class B" Liquor License for Last Lap Inc. for an Outdoor Premise Extension, located at 1028 Mary Street was approved. File 8721
- e. A resolution approving Change of Agent on the Class "B" Beer and "Class C" Wine License for the Noodle Shop, Co.-Colorado, Inc., d/b/a Noodles & Company, located at 2900 Milwaukee Road from Charles Haug to David Babcock for licensing period ending June 30, 2016 was approved. File 8721
- f. A resolution approving Purchase and Sales Agreement for a small piece of property near the Ironworks Parking Lot from the City of Beloit to Hendricks Commercial Properties was approved. File 8074
- g. A resolution awarding Public Works Contract C16-20, Concrete Pavement Repairs was approved. File 8729

7. ORDINANCES

- 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 of the property located at 1750 Raven Drive (previously Easternmost 2 Acres of 1601 Gateway Blvd) from Parks & Open Spaces to Single-Family Residential. New Leaf Homes has submitted an application requesting an amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan.
 - The applicant is requesting the following amendment to the Future Land Use Map: 1750 Raven Drive (Previously Easternmost 2 Acres of 1601 Gateway Blvd) – From Parks & Open Spaces to Single-Family Residential – Urban.
 - The applicant has made an accepted offer to purchase the subject property from the City of Beloit. If the applicant's land use applications are approved, the 2 acres subject to this request will be subdivided into five new home sites and Raven Drive will be completed as a cul-de-sac. As part of this process, Raven Drive will be renamed Raven Court
 - The remaining 6.7 acres behind the existing homes on Eagles Ridge Drive will remain as City-owned open space and are not subject to this request. The proposed map amendment is related to the applicant's concurrent request to rezone the 2 acres under contract from PLI, Public Lands & Institutions District to R-1A, Single-Family Residential. The applicant recently recorded a CSM to subdivide the 2 acres to be rezoned & purchased.
 - There are existing single-family homes and/or lots to the west, south, and east of the land that is subject to this request. The land to the north of the subject property is planned and zoned for office/business park uses.
 - The proposed Map Amendment will allow New Leaf Homes to construct a low-density, suburban-style cul-de-sac development that is compatible with the density and character of the neighborhood. Raven Drive was designed and constructed to extend to the north, and the applicant's proposal will establish a fixed northern edge for this residential subdivision, while leaving nearly 7 acres of public open space between the originally constructed homes on Eagles Ridge Drive and the business park land to the north.
 - The Plan Commission held a public hearing to consider the requested amendment on July 20, 2016 and voted unanimously (6-0) to recommend approval of the requested amendment.

Councilors De Forest and Leavy made a motion to adopt the Ordinance as presented. Motion carried. File 8642 Ordinance 3580
- b. Community Development Director, Julie Christensen, presented a proposed Ordinance amending the City of Beloit Zoning District Map for property located at 1750 Raven Drive (previously Easternmost 2 Acres of 1601 Gateway Blvd) from PLI, Public Lands and Institutions District to R-1A, Single Family Residential District. New Leaf Homes has submitted an application for a Zoning

Map Amendment to change the zoning district classification from PLI, Public Lands & Institutions District to R-1A, Single-Family Residential District, for the property located at 1750 Raven Drive (previously known as the easternmost 2 acres of 1601 Gateway Blvd).

- The applicant has made an accepted offer to purchase the subject property from the City of Beloit. The applicant has constructed and sold numerous spec houses in the Eagles Ridge subdivision. If the applicant's land use applications are approved, the 2 acres subject to this request will be subdivided into five new home sites and Raven Drive will be completed as a cul-de-sac. As part of this process, Raven Drive will be renamed Raven Court. A rendering of this concept is attached.
- The remaining 6.7 acres behind the existing homes on Eagles Ridge Drive will remain zoned PLI as City-owned open space and are not subject to this request. The applicant recently recorded a CSM to subdivide the 2 acres to be rezoned & purchased, hence the new address of 1750 Raven Drive. A Location & Zoning Map is attached to this report. As shown on the attached map, there are existing single-family homes and/or lots to the west, south, and east of the land that is subject to this request. The land to the north of the subject property is planned and zoned (C-1) for office/business park uses.
- Planning staff mailed the attached Public Notice to the owners of nearby properties and installed a sign on the property. Planning staff has been contacted by two neighboring property owners who are concerned about changes to their existing views following this single-family development.
- The proposed R-1A classification will allow New Leaf Homes to construct a low-density, suburban-style cul-de-sac development that is compatible with the density and character of the neighborhood. Raven Drive was designed and constructed to extend to the north, and the applicant's proposal will establish a fixed northern edge for this residential subdivision, while leaving nearly 7 acres of public open space between the originally constructed homes on Eagles Ridge Drive and the business park land to the north.
- The Plan Commission reviewed this item on July 20, 2016 and voted unanimously (6-0) to recommend approval of this Zoning Map Amendment.

Councilors Dunkin and Sloniker made a motion to adopt the Ordinance as presented. Motion carried. File 8642 Ordinance 3581

- c. City Clerk, Lori Stottler, presented a proposed Ordinance to retitle Section 1.14 and to Create 1.14(3) of the Code of General Ordinances of the City of Beloit pertaining to a Municipal Board of Absentee Canvassers. Absentee balloting has become very popular over the last several years. The AP reported this week that 35% of the national electorate voted prior to elections in 2012 and expects that number to increase for 2016. Managing this increase in absentee ballots being processed at the polls has required a full review of how to best handle making sure those ballots get processed and counted on Election Day with the least amount of disruption at polling place. Wisconsin state law allows the City of Beloit to hold a "Central Count" of absentee ballots by creating Board of Absentee Ballot Canvassers who will count all absentee ballots at City Hall on Election Day and cast those ballots into one central tabulator. Counting for November will begin at 7am when the polls open and will go until all ballots have been processed. Totals will be transmitted to the County after the polls close at 8pm and final totals will be posted to the City and County Webpage.
- Wisconsin Statutes 7.52 and 7.53(2)(m) allow for the creation of a Board of Absentee Ballot Canvassers. These individuals are appointed by the City Clerk to serve two year terms. The Board of Absentee Ballot Canvassers process all absentee ballots in the City regardless of ward. In order to create a Board of Absentee Ballot Canvassers the City Council must adopt an ordinance under State Statutes 7.52 and 7.53(2)(m).
 - The ordinance must be created at least 30 days prior to the election it will be implemented. Adoption of this Ordinance will allow for the Absentee Board of Canvassers to work the November Presidential Election.

Councilor De Forest asked for specifics on how the Board members are selected and city clerk Stottler explained that it would be much like the chief inspectors are selected per statute and as available. Councilors De Forest and Preuschl moved to suspend the rules for a second reading. Motion carried. Councilors Preuschl and Sloniker made a motion to accept the Ordinance as presented. Motion carried. File 6384 Ordinance 3582

8. APPOINTMENTS

- a. Equal Opportunities Commission
John Mohorko, Jr, (replacing Grace Lee) to a term ending May 31, 2019
- b. Park, Recreation & Conservation Advisory Commission
Incumbent Jeff Johnson to a term ending September 30, 2019
- c. Traffic Review Committee
Incumbent Carol Fryar to a term ending September 30, 2018
Incumbent Robert C. Norder to a term ending September 30, 2018

Councilors Leavy and De Forest made a motion to accept the appointments as presented. Motion carried.

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor De Forest expressed her gratitude for the fire departments commitment and support during a recent fire ops course she took. She was given an honorary helmet for her participation and is seeking to pass this helmet on to an aspiring young person who would like to become a fire fighter in the City of Beloit someday. She attended the Community Conversations at Emmanuel Baptist on September 15th. She encouraged citizens to participate in the surveys that are open right now with the Beloit police department. She announced that the Beloit Police Department has a new procedure for drug investigations and citizens can leave tips at www.p3tips.com. She'll be attending the Big Read program at the Library on September 21 and the annual lunch for family services at the Eclipse Center on September 28 and encouraged citizens to join organizers from Beloit College and participate in a unity march on October 1.
- Councilor Sloniker had no report.
- Councilor Dunkin attended the Community Conversations at Emmanuel Baptist Church on September 15th. She encouraged residents in the Merrill or Hackett neighborhoods to complete the NRSA survey. She attended the Farmer's Market and visited the Beloit Public Library last week. She extended her condolences to the family of long time city employee, Sheila Lockhart.
- Councilor Preuschl has links to the surveys available if people need them. He attended a farmers market in Pecatonica, IL and was surprised and pleased to hear residents there know about and rave about the Beloit Farmer's Market.
- Councilor Leavy attended the library Kick-off event on Sunday.
- President Luebke reiterated the need for these surveys to be completed and encouraged the community to make themselves heard.

10. CITY MANAGER'S PRESENTATION

- a. Director of Planning and Building Services, Drew Pennington, presented a resolution supporting the #justfixitwi Transportation Funding Campaign. The #JustFixItWI Transportation Funding Campaign is a bipartisan, public-private effort led by the League of Wisconsin Municipalities and Transportation Development Association (TDA) to urge the Legislature and Governor to address the existing and looming transportation infrastructure funding crisis in Wisconsin. Nearly 300 urban and rural local governments all over Wisconsin have adopted Resolutions urging legislative action.
 - The #JustFixItWI campaign is related to the report entitled "Filling Potholes: A New Look at Funding Local Transportation in Wisconsin," commissioned by the Local Government Institute of Wisconsin (LGI) and the "Keep WI Moving" report by the Legislature-appointed Wisconsin Commission on Transportation Finance and Policy.
 - The campaign's focus is roads & bridges, which are now rated among the worst in the country, but the campaign is multi-modal and includes transit, ports, and bicycle/pedestrian infrastructure. The campaign recognizes growing statewide concern that too much cost burden is shifting to levy-capped local governments, which must choose between increasing local fees or neglecting infrastructure and the associated economic distress.
 - The campaign urges the Legislature and Governor to acknowledge the dual forces of increasing road maintenance costs due to inflation and decreasing revenues (gas taxes & registration fees) due to vehicle efficiency and less driving. The campaign is critical of over-reliance on borrowing as a statewide solution, as debt service is increasingly diverting funds away from actual construction and is projected to consume ¼ of the state transportation fund by 2023.
 - The campaign urges the Legislature to adopt fair, user-pays-based revenue reforms that would increase taxes and/or fees on those actually using the infrastructure. These reforms may include additional revenue through increasing and/or indexing gas taxes, vehicle registration fees,

driver's license fees, miles driven-based registration, authorizing Regional Transit Authorities, etc

Councilors De Forest and Dunkin made a motion to accept the resolution as presented. Motion carried. File 8730

11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Community Development Director, Julie Christensen, presented a resolution authorizing the City Manager to acquire Tax Delinquent Properties from the Rock County Treasurer. Each year, the Rock County Treasurer provides a list of properties proposed to be taken through the tax foreclosure process. The City of Beloit has the ability to purchase properties in the City of Beloit before the properties are sold at Sheriff's Sale.
- Similar to the last several years, the City does not have enough money to purchase all of the properties going into foreclosure. Therefore, staff developed priorities for potential purchase. First, we wanted to purchase houses within the Westside Target Area (Between Bluff & Eighth and Shirland & West Grand) which could be rehabbed and resold to a new owner. Second, we wanted to purchase vacant lots within the Westside Target Area which could be used for New Construction. Third, we wanted to purchase houses in the NRSA Areas (Merrill & Hackett neighborhoods) which were vacant and dilapidated. These will most likely be demolished. The remaining lots could be resold to adjacent neighbors or be redeveloped with new housing depending on the size and location.
 - Staff has identified several properties for purchase. Four properties are being selected for purchase and possible demolition. All four properties appear to be vacant, and one of the structures is currently slated for demolition under our Condemnation program. All four lots recommended for purchase are located in the Westside Target Area and are planned to be used for new construction with either Neighborhood Stabilization Program (NSP) or Home Investment Partnership Program (HOME) funds.
 - Most of the remaining houses are located outside of the NRSA neighborhoods. The houses on the list that are located within those neighborhoods are not being recommended for purchase because they are occupied or have potential rehab for rehab but are not located within the Westside Target Area.

Councilors Sloniker and Dunkin made a motion to adopt the resolution as presented. Motion carried. File 8102

- b. Library Directory, Nick Dimassis, presented a resolution approving the 2016 Capital Improvement Project, The Blender @ Beloit Public Library, Your Learning Café. The City Council previously approved a 2016 CIP Project in the amount of \$100,000 to create a café at the Beloit Public Library. At the time two physical locations at the library were under consideration. The background information for the CIP Project committed to the Council and Library Board having an opportunity to review and approve the final recommended location prior to funds being expended. This resolution supports the larger of the two spaces as recommended by the Library Director.
- The City's financial commitment is limited to the originally approved \$100,000 for capital construction costs.
 - The Beloit Public Library is partnering with the School District of Beloit and Kerry ingredients to provide a coffee/snack shop to be called The Blender @ Beloit Public Library, Your Learning Café.
 - Staff committed to revisit this project with both the Library Board and the City Council prior to expending funds on the project.
 - The library wishes to pursue design of the project for planned opening in spring of 2017 and recognizes that the project is contingent upon adoption of the 2017 Operating Budget.
 - Given that the City has no future financial obligation for this project, staff recommends approval of the Resolution, finalization of design and ultimate construction.

Councilors Preuschl and De Forest made a motion to adopt the resolution as presented. Motion carried. File 8695

12. Councilors Slonikor and Leavy made a motion to adjourn at 8:22 p.m. Motion Carried.


Lorena Rae Stottler, City Clerk