



**AGENDA
BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Monday, February 6, 2017**

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
 - a. Proclamation in Recognition of Rock Trail Coalition 25 years of service (Leavy)
 - b. State of the City Address (Luebke)

4. PUBLIC HEARINGS

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 January 17, 2017 (Stottler)
- b. Resolution authorizing Final Payment of Public Works Contract C16-20, Concrete Pavement Repair (Boysen)
- c. Application for Addendum No. 2 to Kadlec Drive Condominium Plat (2660 Kadlec Drive) (Christensen) Refer to Plan Commission
- d. Application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District to M-1, Limited Manufacturing District for property located at 1801 Gateway Blvd (Christensen) Refer to Plan Commission

7. ORDINANCES

- 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 1405 Madison Road and 1402 Townline Avenue from Neighborhood Commercial to Community Commercial (Christensen) Plan Commission recommendation for approval 6-0
Second Reading
- b. Proposed Ordinance amending the Zoning District Map to change the Zoning District Classification of the properties located at 1405 Madison Road and 1402 Townline Avenue, from C-2, Neighborhood Commercial District to Planned Unit Development (PUD) (Christensen)
Plan Commission recommendation for approval 6-0 Second Reading

- c. Proposed 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 (Christensen) Second Reading
- d. Proposed Ordinance to repeal Section 1.51(3)(f) and to amend Section 1.58(7) of the Code of General Ordinances of the City of Beloit pertaining to the Municipal Court (Krueger) Second Reading
- e. Proposed Charter Ordinance to Combine the Offices of the City Clerk and the City Treasurer, to repeal and recreate Section 1.24 and to repeal Section 1.26 of the Code of General Ordinances for the City of Beloit (Miller) Second Reading
- f. Substitute Amendment #1 for proposed Ordinance to amend Section 1.88(7)(a) of the Code of General Ordinances of the City of Beloit pertaining to the regular meeting time for the Police and Fire Commission (Krueger) Second Reading

8. APPOINTMENTS

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

10. CITY MANAGER'S PRESENTATION

11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Resolution authorizing a Planned Unit Development (PUD) - Master Land Use Plan, to allow mini-storage units and duplexes, for property located at 1405 Madison Road and 1402 Townline Avenue (Christensen) Plan Commission recommendation for approval 6-0
- b. Resolution authorizing the Payment Restructure of Outstanding Special Assessments against Walnut Grove Plat I and Plat II (Miller)
- c. Resolution leaving Councilor Marilyn Sloniker's Council Seat Vacant and unfilled Until the April 2017 Election (Luther/Krueger)
- d. Resolution approving 2017 Community Development Block Grant (CDBG) Local Funding Priorities (Christensen)

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: February 1, 2017
Lorena Rae Stottler
City of Beloit City Clerk
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.

WHEREAS, Rock Trail Coalition is a group of volunteers and the lead non-profit agency in advocating, planning and helping fund the Peace Trail connecting Beloit and Janesville; and

WHEREAS, Rock Trail Coalition helped the City of Beloit develop the trail system at the base of Big Hill Park and into Beloit Township working with Brian Ramsey and Beloit Parks and Leisure Services Division on the layout and establishment of the bike trail route through Big Hill Park; and

WHEREAS, Rock Trail Coalition and the Rock County Leadership Alliance raised funds for construction of the bridge over Goose Creek opening a north entrance to Big Hill Park and connecting with the Peace Trail project; and

WHEREAS, Rock Trail Coalition has committed hundreds of hours of volunteer work to develop and maintain bike and hike trail systems, and has conducted many runs, walks and bike tour fundraisers over the last 25 years with all funds devoted to development and preservation of the trail system; and

WHEREAS, Rock Trail Coalition partners with several other organizations such as the Ice Age Trail Alliance, the Janesville Velo Club, the Stateline Spinners, the Green-Rock Audubon Society, Friends of Turtle Creek and various friends groups to support and encourage outdoor recreational activity for the citizens of Beloit; and

WHEREAS, Rock Trail Coalition has led efforts to clear invasive plants and preserve prairies along our trails; and

WHEREAS, Rock Trail Coalition works with several municipalities to connect communities with off-road trails including Janesville, Beloit, Milton, and Rock County, and continues to recruit volunteers for the Wisconsin Bike Federation Ride Across Wisconsin which highlights the City of Beloit; and

WHEREAS, Rock Trail Coalition is leading a recreational trail mapping project with Rock County and the Janesville Convention and Visitor Bureau which will highlight outdoor recreation areas throughout Rock County including Beloit; and

WHEREAS, the Beloit/Janesville Peace Trail project is expected to be completed in 2017 with Rock Trail Coalition supporting Rock County Parks, both with volunteer labor, recruitment of donors and financial support; and

WHEREAS, The Peace Trail is a vital link connecting the northern Illinois trail system through Beloit and Janesville with the central Wisconsin trail system, and both cities will benefit by the tourism dollars that a well-developed trail system can bring.

NOW, THEREFORE, BE IT RESOLVED THAT the Beloit City Council of the City of Beloit, Rock County, Wisconsin, hereby recognizes Rock Trail Coalition for 25 years of service to the Greater Beloit area.

Dated this 6th day of February, 2017.

David F. Luebke, President
Beloit City Council

ATTEST:

Lorena Rae Stottler, City Clerk



PROCEEDINGS OF THE BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Tuesday, January 17, 2017

Presiding: David F. Luebke
Present: Sheila De Forest, Regina Dunkin, Regina Hendrix, Kevin Leavy, Mark Preuschl, Marilyn Sloniker
Absent: None

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 Fire hat that she received during fire ops training to Romel Pinson who has shown interest in becoming a Beloit Firefighter when he grows up.

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 1405 Madison Road and 1402 Townline Avenue from Neighborhood Commercial to Community Commercial. R.H. Batterman, on behalf of Jeff Adleman, has submitted an application requesting an amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan.

This request is related to the applicant's submittal of the attached Planned Unit Development (PUD) Master Land Use Plan for a redevelopment project involving the construction of storage unit buildings and duplexes on the properties located at 1405 Madison Road & 1402 Townline Avenue. The applicant is also seeking a rezoning from C-2, Neighborhood Commercial to PUD. The subject properties are currently planned and zoned for Neighborhood Commercial uses, which are intended to encourage neighborhood-scale residential, office, institutional, and smaller-scale commercial uses to serve the surrounding neighborhoods. The applicant's proposed storage unit development is not allowed by the existing Neighborhood Commercial recommendation and C-2 zoning classification.

The requested Community Commercial future land use recommendation would allow the subject properties to be rezoned to a higher intensity commercial district such as C-3, Community Commercial. To address concerns about the range of commercial uses allowed in C-3, the applicant has requested a zoning classification of PUD, which would limit the uses of the property to storage units & duplexes exclusively.

This request involves a small commercial parcel with a vacant structure at 1405 Madison Road and a larger vacant parcel adjacent to an elementary school and single-family homes. The establishment of a higher intensity commercial district surrounded by residential, institutional, and neighborhood commercial properties is not ideal from a planning perspective. However, Planning staff believes that the proposed PUD, which will limit the property uses to self-service storage units accessible only from Madison Road and duplexes that will provide a buffer between the storage units and school, is compatible with the existing surrounding uses. In other words, staff can support this proposed plan amendment because it is tied to a specific development proposal that provides clarity and certainty to the neighborhood while bringing reinvestment and development activity to the Madison Road corridor. The proposed plan amendment fits the existing neighborhood land use pattern of intense uses along Madison Road (e.g. gas station), transitioning to lower intensity uses to the north. The Plan Commission held a public hearing to consider the requested amendment on December 7, 2016 and voted unanimously (6-0) to recommend approval of the proposed amendment.

President Luebke opened the public hearing. No one spoke. President Luebke closed the public hearing. Councilors De Forest and Leavy made a motion to lay the item over to the February 6, 2017 meeting. Motion carried. File 8054

- b. Community Development Director, Julie Christensen, presented a Resolution authorizing a Planned Unit Development (PUD) - Master Land Use Plan, to allow mini-storage units and duplexes, for property located at 1405 Madison Road and 1402 Townline Avenue.

R.H. Batterman, on behalf of Jeff Adleman, has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the properties located at 1405 Madison Road & 1402 Townline Avenue. The applicant has also submitted an application for a Zoning Map Amendment to change the zoning district classification from C-2, Neighborhood Commercial District to PUD, Planned Unit Development District, for the properties located at 1405 Madison Road & 1402 Townline Avenue.

The applicant has submitted an application for a PUD – Master Land Use Plan for a redevelopment project involving the construction of storage unit buildings containing up to 140 storage units and duplexes on the properties located at 1405 Madison Road & 1402 Townline Avenue. The proposed PUD – Master Land Use Plan involves the construction of two duplex buildings on the vacant property at the SW corner of Townline Avenue and Whipple Street (1402 Townline Avenue). The applicant has also proposed the construction of three self-service storage buildings on this vacant land, along with the construction of a driveway connection to the existing commercial property at 1405 Madison Road, which will be remodeled and expanded into an office building for this storage complex.

The Fire Department has reviewed the proposed PUD – Master Land Use Plan and has requested a gated emergency-access-only driveway on Townline Avenue to allow adequate protection of the storage units. The City Engineer has reviewed the proposed PUD – Master Land Use Plan and has requested the installation of public sidewalks in front of the duplexes along Whipple Street and along Townline Avenue to allow the duplex residents to access the school and the businesses along Madison Road.

The proposed duplexes would face the school to the north (Whipple Street) and have 30-foot front building setbacks. The proposed storage units would have a street (Townline) building setback of 30 feet. The proposed storage unit driveway would connect to the existing shared driveway at 1405 Madison Road that also serves the adjacent McDonald's. The storage units would not be accessed via Townline Avenue.

The Plan Commission reviewed this item on December 7, 2016 and voted unanimously (6-0) to recommend approval of the PUD - Master Land Use Plan, subject to the nine conditions recommended by Planning staff and an additional condition requiring a Landscape Strip along Townline Avenue

President Luebke opened the public hearing. Lori Goodwick of 1403 Townline Avenue spoke of concerns about headlights shining into their home at all hours of the night. She requested that the City consider planting evergreens of adequate height to block out some of that light. President Luebke closed the public hearing. Councilor De Forest commented that she would like to see a stipulation added prior to this coming back for a second reading to include evergreens. City Manager Luther asked to have the record reflect that when this comes back to the council that staff will consider more specific criteria for #10 regarding landscape requirements in regards to the type and height of landscaping.

Councilor Preuschl asked about the possibility of a waiver on the fence rule and was informed that only the Board of Appeals can grant a waiver of this nature, and the applicant would need to make that request. Councilors Preuschl and Dunkin made a motion to lay the item over to the February 6, 2017 meeting. Motion carried. File 8054

- c. Community Development Director, Julie Christensen, presented a proposed Ordinance amending the Zoning District Map to change the Zoning District Classification of the properties located at 1405 Madison Road and 1402 Townline Avenue, from C-2, Neighborhood Commercial District to Planned Unit Development (PUD). This item was presented at the same time as items 4.a and 4.b.

President Luebke opened the public hearing. No one spoke. President Luebke closed the public hearing. Councilors De Forest and Leavy made a motion to lay the item over to the February 6, 2017 meeting. Motion carried. File 8054

5. CITIZEN PARTICIPATION – No one spoke.

6. CONSENT AGENDA

Councilor Preuschl and Dunkin made a motion to adopt the consent Agenda as presented. Motion carried.

- a. The Minutes of the Regular meeting of December 19, 2016 were approved.

- b. An Application for a Class “B” Beer and Reserve “Class B” Intoxicating Liquor Licenses for HRNS V Entertainment LLC., d/b/a Adiktion, 1310 Cranston Road, Edgardo Garrido Mateos, Agent was referred to ABLCC File 8721
- c. Resolution Combining Polling Places for February 21, 2017 Spring Primary Election was approved. File 6384
- d. Resolution authorizing Final Payment of Public Works Contract C15-10, Canterbury Crossover was approved. File 8698
- e. Resolution authorizing Final Payment of Public Works Contract C16-13, Stateline Sewer and Water Extensions was approved. File 8716

7. ORDINANCES

- a. Community Development Director, Julie Christensen, presented a proposed 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. The Community Development Department has recently completed a restructuring of job responsibilities due to staff vacancies. A compliance specialist position was created to address many unmet needs of the department. This position will be responsible for assisting management with federal grant programs, oversight of the rental registration certificate program and as support to the inspection officials during times of high calls for service. As such, it is necessary to provide this position with the ability to issue citations of various code provisions. The Community Development Department has recently completed a restructuring of job responsibilities due to staff vacancies.

The compliance specialist position is a hybrid position designed to be responsible for assisting management with federal grant programs, oversight of the rental registration certificate program and as support to the inspection officials during times of high calls for service. In order to conduct enforcement work, the code requires this position to be added to the enforcement officials in Chapter 25 of the Code.

Councilors Hendricks and Dunkin made a motion to lay the item over to the February 6, 2017 meeting. Motion carried. File 5772

- b. City Attorney Elizabeth A. Krueger, presented a proposed Ordinance to repeal Section 1.51(3)(f) and to amend Section 1.58(7) of the Code of General Ordinances of the City of Beloit pertaining to the Municipal Court.

Pursuant to statute and local ordinance, the Municipal Court is under the direction and control of the elected Municipal Court Judge. The City Council is responsible for determining and setting the budget for the Court. City ordinance requires the Municipal Court to be an independent department. State law changes in 2009 impressed upon communities to respect the independent nature of the Municipal Court and vested with the Municipal Court Judge the responsibilities for hiring, termination and day-to-day work responsibilities of court personnel.

Judge Brooke Joos has requested that the ordinances related to the court be clarified. The proposed ordinance makes clear the direct supervisory authority for the employees that work within the Municipal Court by providing that those employees are to be under the direct supervision of the Municipal Court Judge. The Municipal Court Judge shall be responsible for the oversight of the employees within the Court, including performance appraisals and day-to-day operations of the Court. The City Council sets the budget for the Municipal Court, which is under the direction and control of the Municipal Court Judge. The ordinance is intended to clarify the reporting relationships for those employees who work for the Municipal Court.

Councilors Leavy and Sloniker made a motion to lay the item over to the February 6, 2017 meeting. Motion carried. File 6543

- c. Director of Finances and Administrative Services, Eric Miller, presented a proposed Charter Ordinance to Combine the Offices of the City Clerk and the City Treasurer, to repeal and recreate Section 1.24 and to repeal Section 1.26 of the Code of General Ordinances for the City of Beloit.

Earlier this month, Lillian Morrow retired as the City Treasurer after 42 years of service to the City of Beloit. Mr. Miller thanked Ms. Morrow for her dedication, service and friendship and wished her the best in her retirement. Her knowledge and presence will be missed by all. As part of staff's ongoing efforts to provide services to the residents of the City of Beloit in the most efficient and effective manner, He is proposing to combine the positions of City Clerk and City Treasurer. He highlighted the proposed changes to the council as part of the 2017 budget process. He will be restructuring the Divisions of the City Clerk, Accounting and Purchasing, and City Treasurer in early 2017.

State Statutes controls the combination of the positions of City Clerk and City Treasurer as they are statutory offices for Wisconsin cities. One of the statutory requirements is for the city council to pass a charter ordinance. A charter ordinance requires a vote of 2/3 of the governing body and there is a waiting period of 60 days after its passage and publication. During the 60-day waiting period, electors could file a petition that would require that the combination of the offices be put to a referendum vote of the electors. Such petition would need to be filed with the City Clerk's Office within the 60-day waiting period.

In addition to the charter ordinance, several changes are required to be made to the Code of General Ordinances. The changes to the Code of General Ordinances will become effective upon the effective date of the charter ordinance. The City Clerk and City Treasurer have been separate positions since the 1980s. Prior to that the positions were combined with other offices including several years with the designation of Finance Director/Clerk/Treasurer going back to the 1950s. Current Treasurer, Lillian Morrow, recently retired after 42 years of service to the City of Beloit. The decision to combine the positions and restructure the two divisions was made as a way to provide better customer service, increase efficiencies, and recognize a positive budgetary impact. There are many examples from other peer municipalities who have successfully combined the positions. The City Manager has appointed Lori Stottler as the Acting City Treasurer until such time that the changes to the ordinances become effective. Ms. Stottler will continue to report to Eric Miller, Director of Finance and Administrative Services. The proposed legislation makes the necessary statutory changes to accomplish the combination of the offices.

Councilor Leavy expressed concerns over combining the two offices since so much function and responsibility falls within these two divisions without adding additional staff in this merge. He wants to make sure that customer service doesn't suffer and that too much is not being placed on any existing staff members. Mr. Miller explained that Ms. Morrow was included in the discussion and consolidation process and he is confident that this step will be successful. Councilor De Forest sees efficiencies and benefits to merging these two divisions and thanked the City for exploring options like this transition. City Manager Luther is confident in this and has worked in jurisdictions that operate within this structure. Attorney Krueger added that this is a Charter Ordinance and therefore does not go into effect for 60 days after it is passed and that Charter Ordinance allows for 7% of the electorate to ask that this be put to a referendum vote. Councilors Leavy and De Forest made a motion to lay the item over to the February 6, 2017 meeting. Motion carried. File 6543

- c. City Attorney Elizabeth A. Krueger, presented a proposed Ordinance to amend Section 1.88(7)(a) of the Code of General Ordinances of the City of Beloit pertaining to the regular meeting time for the Police and Fire Commission. The members of the Police and Fire Commission recently adopted a resolution requesting the city council to consider a change to the ordinance related to the start time of the Commission's regular meetings. Specifically, the commission is requesting to change the start time of the meeting changed from 6:30 p.m. to 5:00 p.m. Commission members expressed a desire to have an earlier start time for the meetings to accommodate the various schedules of the commission members. The members of the PFC are petitioning the city council to change the start time of the regular meetings from 6:30 p.m. to 5:00 p.m.

Councilors De Forest and Preuschl made a motion to amend the resolution to reflect that the start time be changed to "no earlier than 5:30pm." Motion carried. Attorney Krueger will bring this back with the amended language. Councilors Dunkin and Sloniker made a motion to lay the item over to the February 6, 2017 meeting. Motion carried. File 6543

8. APPOINTMENTS

- a. Appointment Review Committee File 6261

Lynn Vollbrecht, (replacing Mardell Jacobsen) to a term ending December 31, 2019. Councilors Deforest and Hendrix mad a motion to accept the appointment as presented. Motion carried.

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor De Forest thanked the Beloit Fire Department for their donation of coats to Caritas. She recognized the Beloit staffers who organized the winter clothing drive. She announced that there will be a meeting of LULAC discussing municipality ID cards on January 19th at San Jose Church, 617 St. Lawrence at 5:30pm. She attended the Unity Banquet and thanked the Beloit School District for hosting. It was a wonderful event and she enjoyed the young people involved in the program. She congratulated Lillian Morrow for her 42 years of service and said she has been a valuable employee who has shown grace and humility and demonstrated a great example as an employee. She's

looking forward to Winterfest and the various activities next weekend. There will be a Family Immigration Resources workshop on February 19th at Hackett Elementary from 2-4pm.

- Councilor Sloniker had no report.
- Councilor Dunkin thanked Beloit College for inviting her to be the keynote speaker at the convocation yesterday in celebration of MLK day and thanked her fellow councilors for attending. She recognized Lillian Morrow for 42 years of service and wishes her well. She also welcomed the council candidates in the audience.
- Councilor Preuschl attended the MLK events yesterday. He was happy to hear fellow councilor Hendrix sings at one of the events. He is always pleased to hear from out of towners about how welcoming and helpful people in the City are. He hopes the warm, friendly and engaging continues.
- Councilor Leavy thanked Lillian for her service to the City. As it pertains to MLK celebrations, he hopes that we can charge others to celebrate more often than just January. While it's a wonderful celebration, we can continue to focus on coming together on a regular basis and celebrate and engage one another, especially the youth of our community.
- Councilor Hendrix attended MLK events on Saturday and on Monday. She added that part of the proceeds at the Unity Event will help minorities in the Grow Your Own program, which she was a student of. She is excited to be working with the Beloit Public Library as a "bootlegger" to encourage children to get to the library and be excited about reading.
- Councilor Luebke enjoyed the MLK events on Saturday and Monday as well. He also welcomed council candidates Nancy Forbeck, Rose Richard and Ana Kelly who were in the audience.

10. CITY MANAGER'S PRESENTATION

11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. City Attorney Elizabeth A. Krueger presented a resolution authorizing extension of Lease Agreement with Congressman Mark Pocan. Congressman Mark Pocan's office has rented approximately 117 square feet of office space in City Hall for use as a constituent services office since 2013. Congressman Pocan's office has requested an additional extension with a lease expiration date of January 2, 2019. The attached lease documents have been agreed upon by staff and the City does have excess office space available at City Hall. The lease payment will be \$350 per month with utilities and WiFi access included in the rent amount. The office will not be used for anything besides constituent services and no campaign activities are allowed. The lease term will expire at the end of the congressman's term, which is January 2, 2019.

Councilors Dunkin and Sloniker made a motion to accept the resolution as presented.

Motion carried. File 8588

- b. Library Director, Nick Dimassis, presented a resolution awarding Contract C16-21R and amending the 2016 Capital Improvements Budget to provide additional funding for the Beloit Public Library Blender Café Project. This project will convert the Beloit Public Library Children's Preschool Area and Program Room into the Blender Café. Two bids were received for this project. The low bid of \$ 201,089.00 was from Klobucar Construction Co. Inc. and is 1.2% less than the engineer's estimate of \$ 203,464.50. The low bid from the original letting, rejected on Dec. 5, 2016, was \$216,200. Klobucar Construction Co. Inc. is considered a responsible bidder for this project.

The costs for this project are as follows: \$ 201,089.00 for construction, \$ 29,511.00 for Change Orders or extra work, for a total of \$ 230,600.00. The City contributed \$100,000 through bond proceeds which was approved in the 2016 CIP. Any additional funding for the project is being provided by the Library Foundation in the amount of \$130,600. The value engineering and re-bid process clarified specific costs for certain elements and resulted in bidders offering highly competitive prices for 10 additive alternates. All 10 additive alternates are now recommended for award.

Councilors Sloniker and Leavy made a motion to accept the resolution as presented. Motion carried. File 8737/8701.

- a. City Attorney Elizabeth A. Krueger presented a resolution waiving Right of First Refusal for Midstates Bedding Company, 1500 Lee Lane. The City was approached about the potential transfer of 1500 Lee Lane, Beloit, WI. The City, by virtue of Declaration of Restrictive Covenants, has repurchase rights related to the property. The City has no interest in exercising those rights and wishes to consent to the internal transfer of the property to SSB Manufacturing Company. The Waiver and Release to effectuate the release of the City's rights has been drafted and is included in the packet for council's consideration. The City has no interest in the property and wishes to consent to the transfer of the property.

Councilors Preuschl and Dunkin made a motion to accept the resolution as presented.
Motion carried. File 7795

- c. Councilors De Forest and Preuschl made a motion to adjourn into closed session pursuant to Wis. Stats. 19.85 (1)(c) to consider the employment, promotion, compensation, or performance evaluation data of a public employee over which the governmental body has jurisdiction or exercises responsibility. Motion carried and the council proceeded into closed session at 8:01 p.m.

12. Councilors Preuschl and Sloniker made a motion to adjourn at 8:40 p.m. Motion Carried.

Lorena Rae Stottler, City Clerk

www.beloitwi.gov

Date approved by City Council: February 6, 2017

RESOLUTION
AUTHORIZING FINAL PAYMENT OF PUBLIC WORKS CONTRACT C16-20
Concrete Pavement Repair

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

WHEREAS, This project repaired broken slabs at six locations.; 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 CPR, Inc. be paid \$3,307.50 as the final payment for Public Works Contract C16-20 Concrete Pavement Repair as recommended by the City Engineer.

Dated at Beloit, Wisconsin, this 6th day of February 2017.

BELOIT CITY COUNCIL

David F. Luebke, President

ATTEST:

Lorena Rae Stottler, City Clerk

CITY OF БЕЛОIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Final Payment for Contract C16-20, Concrete Pavement Repair

Date: February 6, 2017

Presenter(s): Gregory Boysen

Department(s): Public Works/ Engineering

Overview/Background Information:

This project repaired broken slabs at six locations.

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 \$ 63,040.00
Quantity increases \$ 3,110.00
Net payment due contractor \$ 66,150.00
3. The City Engineer, City Attorney, and Director of Accounting recommend that a final payment be made to CPR, Inc. in the amount of \$3,307.50

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

5. **Create and sustain high quality infrastructure and connectivity.**
 - b. This project sustains the quality of infrastructure in Beloit by improving the appearance and extending the service life on these streets while lowering street maintenance costs.

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

- **Reduce dependence upon fossil fuels**
n/a
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature**
n/a
- **Reduce dependence on activities that harm life sustaining eco-systems**
n/a
- **Meet the hierarchy of present and future human needs fairly and efficiently**
The improved pavement meets the present and future human needs by extending the life of the pavement, increasing pedestrian safety, and reducing pavement maintenance.

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

Action required/Recommendation:


Approval of the Resolution authorizing the Final Payment.

Fiscal Note/Budget Impact:

Adequate funding is available in the 2016 Capital Improvement Plan.

CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

TO: Mike Flesch

FROM: Andy Hill, Project Engineer 

DATE: December 22, 2016

SUBJECT: Final Payment Contract C16-20
Concrete Pavement Repair


The work on this project was completed on November 12, 2016. I have inspected the work and find it to be satisfactory and in compliance with the requirements of the contract. The contractor has asked for final payment. The project was inspected by city staff. The final payment quantities have been approved by the contractor.

The original contract amount was for \$63,040.00, and the final contract amount is \$66,150.00. The increase in cost was due to an expansion of the repair slab area limits on Fourth Street in order to better match existing conditions. Payments to date under this contract total \$62,842.50, and there were no subcontractors, and thus no lien waivers.

Therefore, I recommend a final payment in the amount of \$3,307.50 be made to CPR, Inc.

CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

TO: Andy Hill, Project Engineer

FROM: Elizabeth A. Krueger, City Attorney 

DATE: January 16, 2017

SUBJECT: **Final Payment Public Works Contract C16-20**
Concrete Pavement Repair
CPR, Inc.

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

encs.

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Addendum No. 2 to Kadlec Drive Condominium Plat (2660 Kadlec Drive) – Council Referral to the Plan Commission

Date: February 6, 2017

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

Harris & Associates, on behalf of DMW Development, has submitted the attached Condo Plat, which is officially known as Addendum No. 2 to Kadlec Drive Condominium Plat, for the property located at 2660 Kadlec Drive.

Key Issues (maximum of 5):

- The proposed Condo Plat includes the construction of 42 additional units in 4 additional buildings to complete the Kadlec Drive Condominium project.
- This project was originally approved and zoned as a Planned Unit Development (PUD) in 2006, and the PUD Resolution authorizes up to 48 condo units.
- In 2007, the developer obtained approval of a Condo Plat for 36 units. The developer constructed the first 6-unit condo building before discontinuing this development during the recession.
- In 2016, the applicant obtained approval of a Condo Plat for 42 additional units in 5 additional buildings, but that layout has been changed and the approved 2016 Condo Plat will not be recorded.
- Addendum No. 2 includes a different building type and layout as shown on the attachments, for a total of 48 units.

Conformance to Strategic Plan:

- Consideration of this request supports Strategic Goal #3.

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

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

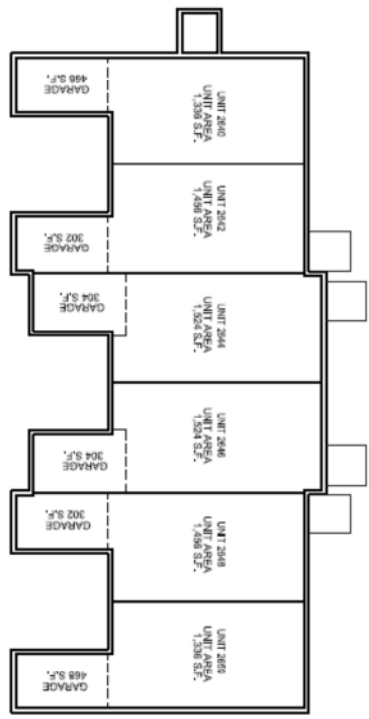
Action required/Recommendation:

- Referral to the Plan Commission for the February 8, 2017 meeting.
- This item will most likely return to the City Council for possible action on February 20, 2017.

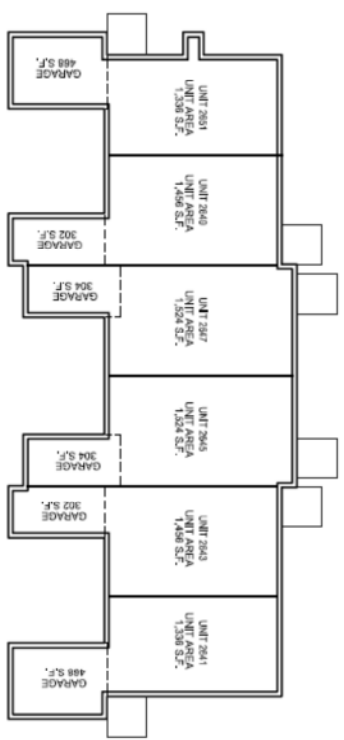
Fiscal Note/Budget Impact: N/A

Attachments: Proposed Plat, Approved 2007 Plat, and Application.

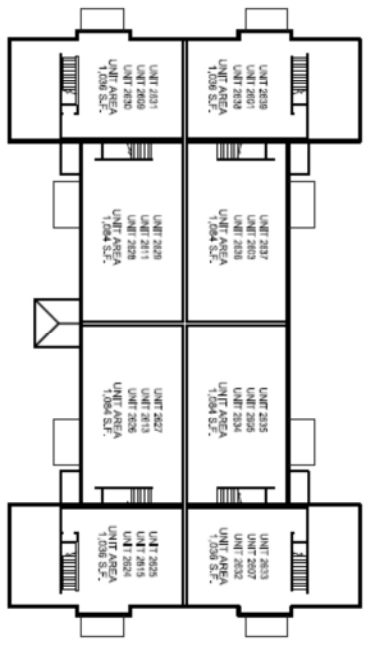
ADDENDUM NO. 2 TO
KADLEC DRIVE CONDOMINIUM
 ALL OF LOT TWO (2), VOLUME 30 OF CERTIFIED SURVEY MAPS ON PAGES 211-218 AS
 DOCUMENT NO. 1765364, SECTION 13, T4N, R12E, CITY OF BELLOIT, ROCK COUNTY, WISCONSIN.



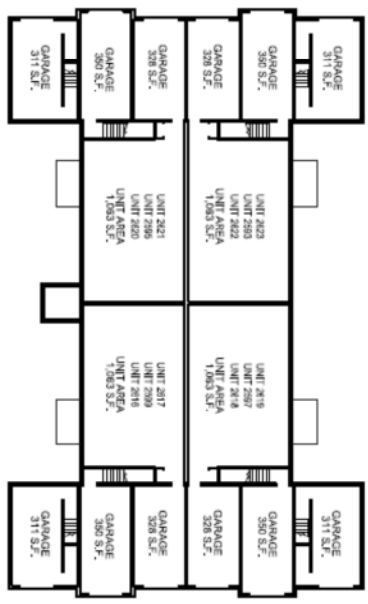
BUILDING E FLOOR PLAN
 N.T.S.



BUILDING A FLOOR PLAN
 N.T.S.



BUILDINGS B, C & D SECOND FLOOR PLAN
 N.T.S.



BUILDINGS B, C & D FIRST FLOOR PLAN
 N.T.S.

NOTES:
 For Operability of each unit, the square footage is computed to the exterior surfaces of the walls, floor and beams which support this roof, and the exterior surfaces of any windows, window frames, doors and door frames of the unit. Refer to the Condominium Declaration for further clarification.

CITY OF BELLOIT APPROVAL
 There are no objections to this condominium plat with respect to Section 703.115 of the Wisconsin Statutes, and it is hereby approved.

Authorized Representative _____ Date _____
SHEET 2 OF 2

SURVEYOR'S CERTIFICATE
 I hereby certify that this Plat is a correct representation of the Condominium described in the declaration for Addendum No. 2 to KADLEC DRIVE CONDOMINIUM, and that the identification and location of each unit and common elements can be determined from this plat.

Thomas W. Wood R.L.S.-1887 _____ Date _____

Approved 36-Unit Condo Plat (2007)

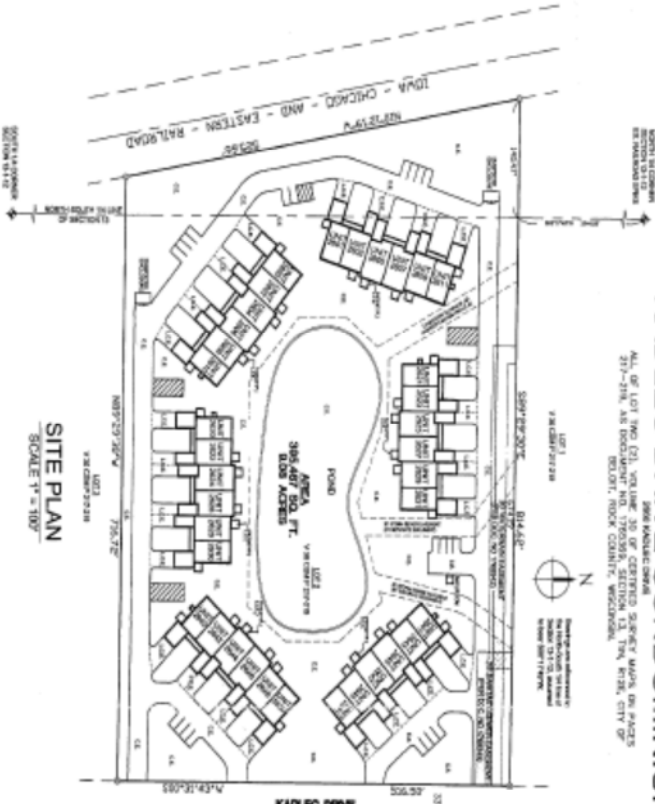
CITY OF BELLEVUE APPROVAL
 This plan is subject to the City of Bellevue's approval and the City Engineer's approval. The City Engineer's approval is required for the City of Bellevue to issue a building permit for the project.

NOTES:
 1. For consistency of scale, all dimensions are given in feet and inches. Dimensions are given in feet and inches unless otherwise noted.
 2. The developer is responsible for obtaining all necessary permits from the appropriate agencies.
 3. The developer is responsible for obtaining all necessary approvals from the appropriate agencies.
 4. The developer is responsible for obtaining all necessary approvals from the appropriate agencies.



SHEET 1 OF 1

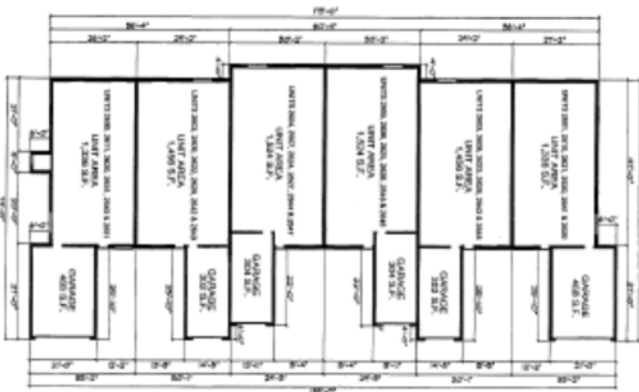
DEVELOPER'S CERTIFICATE
 I, the undersigned, certify that I am the owner of the property described in the above plat and that I have read and approved the plat and the information contained therein. I understand that the plat and the information contained therein are subject to the approval of the appropriate agencies and that I am responsible for obtaining all necessary approvals from the appropriate agencies.



KADLEC DRIVE CONDOMINIUM

ALL OF LOT TWO (2), 30' LINE 30' OF CERTIFIED SHERIFF MAPS, 60' PACE 271-291, AS DOCUMENT NO. 176559, SECTION 13, T9N, R21E, CITY OF BELLEVUE, WISCONSIN.

- LEGEND**
- SURVEY POINT
 - LIMITED COMMON ELEMENT
 - COMMON ELEMENT
 - ▨ FRONT LAINE



FLOOR PLAN

N.T.S.

1812008
 1012008
 K16
 11/18/2007 10:18:00 AM
 REC. REC. M. 09
 EXHIBIT 4
 EXHIBIT 002
 PAGE 1

CITY of BELOIT

Neighborhood Planning Division

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

Application for a Final Subdivision or Condominium Plat

(Please Type or Print)

File Number: FS-2017-01

- Proposed subdivision name: Addendum No. 2 to Kadlec Drive Condominium Plat
- Address of property: 2660 Kadlec Drive
- Tax Parcel Number(s): 1133-0006 0200
- Property is located in (circle one) City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the SE Quarter of Section 13, Township 1 North, Range 12 East of the 4th P.M.
- Owner of record: DMW Development Phone: (920) 866-2629
4050 Nicolet Dr. Green Bay WI 54311
(Address) (City) (State) (Zip)
- Applicant's Name: Thomas M. Wood - Harris & Associates, Inc.
2718 N. Meade St. Appleton WI 54911
(Address) (City) (State) (Zip)
(920) 733-8377 / (920) 850-0704 / twood@harrisinc.net
(Office Phone #) (Cell Phone #) (E-mail Address)
- Present zoning classification is: PUD (Ordinance No. 3251)
- Is the proposed use permitted in this zoning district: Yes
- THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:
 - Copy of Preliminary Plat to Utility Providers: A written statement confirming that the developer submitted copies of the approved preliminary plat to all utility providers as per section 12.03(2).
 - Covenants and Deed Restrictions: copies of any covenants or deed restrictions.
 - Development Agreement & Fee: a copy of a Final Draft or Approved Development Agreement;
 - Contract: A contract for construction of required utilities and public improvements or;
 - A Bond; guarantying the contract for construction or,
 - Letter from the City Engineer; stating that the developer has constructed the required improvements and the City has found they are acceptable to the City Engineer and;
 - Final Plat Map; 10 copies as required by section 12.04(1) including all information required by section 12.04(2) 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 and City Council to review and approve the Preliminary Subdivision Plat for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

Thomas M. Wood / Thomas M. Wood / 12/29/16
(Signature of applicant) (Print name of applicant) (Date)

This application must be submitted at least 30 days prior to the Plan Commission meeting date.

Review fee: <u>\$300 plus \$15 per lot; \$100 Development Agreement Fee</u> Amount paid: <u>\$480.00</u>
Scheduled meeting date: <u>Feb. 8, 2017</u>
Application accepted by: <u>Don Penington</u> Date: <u>1/6/17</u>

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Zoning Map Amendment Application for Part of 1801 Gateway Blvd – Council Referral to the Plan Commission

Date: February 6, 2017

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

Gateway Brewing Company LLC has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District to M-1, Limited Manufacturing District, for the northernmost 5.1 acres of the property located at 1801 Gateway Blvd.

Key Issues (maximum of 5):

- The applicant has made an accepted Offer to Purchase the subject property from the City of Beloit.
 - The applicant's surveyor has submitted a separate request for approval of a Certified Survey Map (CSM) that would create a separate 5.1-acre parcel to be known as 1895 Gateway Blvd, which would be purchased by the applicant and developed as a microbrewery.
 - The proposed microbrewery use is the impetus for the requested M-1 zoning district classification.
 - The City will retain ownership of the remaining 30-acre parent parcel, which will retain its address of 1801 Gateway Blvd and will remain zoned C-1, Office District.
 - The City's Comprehensive Plan recommends Business Park uses, and the requested M-1 zoning district classification is consistent with this recommendation.
-

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 #3.
-

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

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

Action required/Recommendation:

- Referral to the Plan Commission for the February 8, 2017 meeting
 - This item will most likely return to the City Council for a public hearing and possible action on February 20, 2017
-

Fiscal Note/Budget Impact: The accepted Offer to Purchase includes a purchase price of \$25,600.

Attachments: Application

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-2017-01

1. Address of subject property: 1801 Gateway Blvd (Part of)
2. Legal description: Lot: _____ Block: _____ Subdivision: see attached exhibits
(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): unknown 22810015
4. Owner of record: City of Beloit Phone: 608-364-6700
100 State Street Beloit WI 53511
(Address) (City) (State) (Zip)
5. Applicant's Name: Gateway Brewing Company LLC
9414 S Clinic Rd Beloit WI 53511
(Address) (City) (State) (Zip)
1608-774-4684 195brewingcompany@gmail.com
(Office Phone #) (Cell Phone #) (E-mail Address)
6. **THE FOLLOWING ACTION IS REQUESTED:**
Change zoning district classification from: C-1 to: M-1
All existing uses on this property are: C-1
7. All the proposed uses for this property are:
Principal use(s): Craft Beer Brewery
Secondary use(s): Brew-Pub Restaurant
Accessory use(s): Potentially growing our own hops

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): Lee Gunderson Phone: 608-774-4684
9414 S Clinic Rd Beloit WI 53511
(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.

Lois Curtis Luther Lois Curtis Luther 12-21-16
(Signature of Owner) (Print name) (Date)

[Signature] Lee Gunderson 12-21-16
(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>—</u> Meeting Date: <u>Feb. 8, 2017</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u><i>Don Pennington</i></u>	Date: <u>12/21/16</u>
Date Notice Published: _____	Date Notice Mailed: _____

Exhibit A

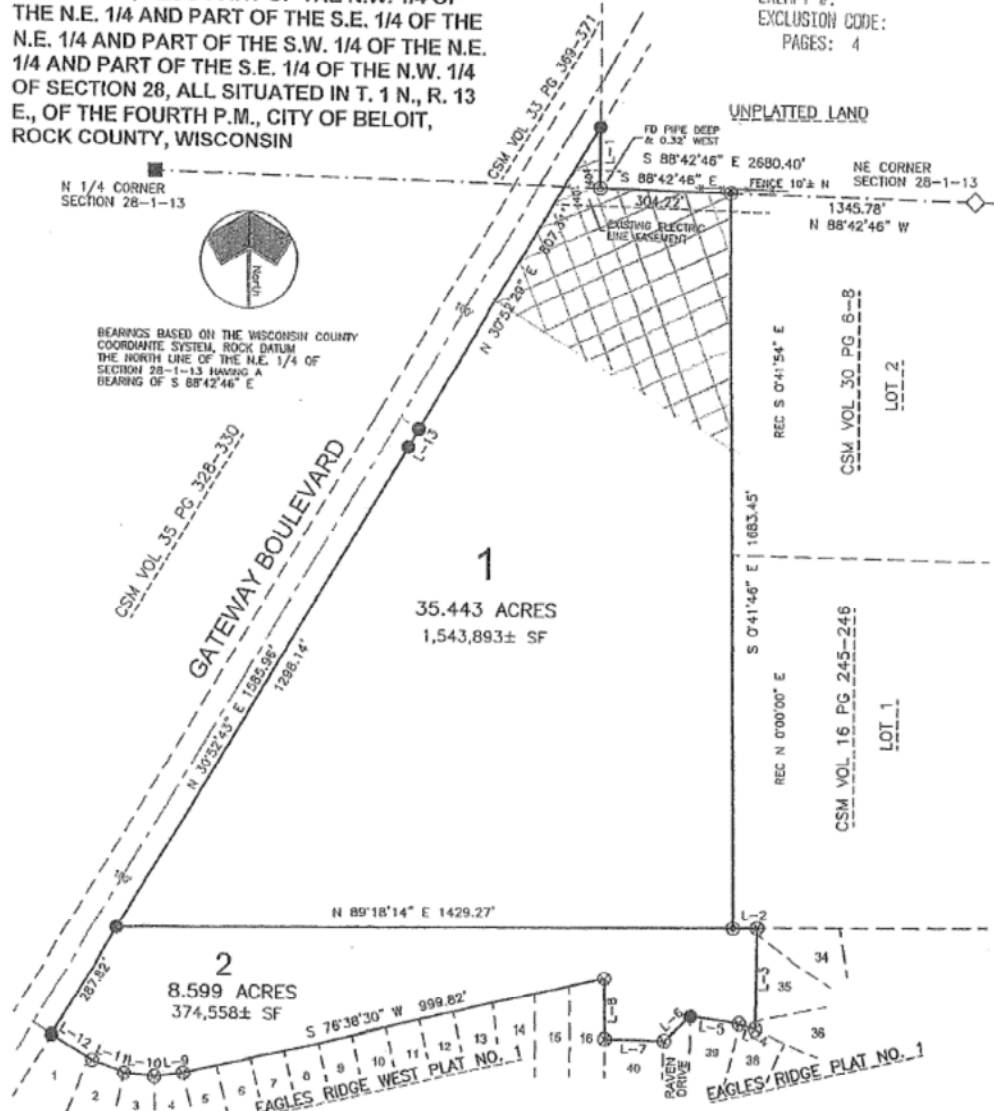


CERTIFIED SURVEY MAP

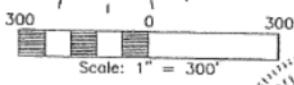
RANDAL LEVES
REGISTER OF DEEDS
ROCK COUNTY, WI
RECORDED ON
03/18/2014 01:53:52PM

OF PART OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 21, ALSO PART OF THE N.W. 1/4 OF THE N.E. 1/4 AND PART OF THE S.E. 1/4 OF THE N.E. 1/4 AND PART OF THE S.W. 1/4 OF THE N.E. 1/4 AND PART OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 28, ALL SITUATED IN T. 1 N., R. 13 E., OF THE FOURTH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN

REC FEE: 30.00
EXEMPT #: _____
EXCLUSION CODE: _____
PAGES: 4



BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK DATUM THE NORTH LINE OF THE N.E. 1/4 OF SECTION 28-1-13 HAVING A BEARING OF S 88°42'46" E



ORDER NO. 31613
BOOK 553 PAGE 39
DATE FEBRUARY 28, 2014
FOR CITY OF BELOIT
SHEET 1 OF 4



- MONUMENT KEY**
- Iron Rebar Set 3/4" x 24" (1.5 Lbs./Ft.)
 - ⊙ Iron Pipes Found —X—X— Fences
 - ⊙ 3/4" Iron Rebar Found
 - ⊙ 1 1/4" Round
 - ⊙ Iron Pin Found
 - Conc. Mon. Found
 - ◇ C. I. Mon. Box/Pin

Batterman
engineers surveyors planners

2857 Barriels Drive Beloit, Wisconsin 53511
608.365.4464 www.rbatterman.com

Exhibit A continued

PART OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1999527 AS RECORDED IN VOLUME 36 OF CERTIFIED SURVEY MAPS ON PAGES 100-103, BEING A PART OF THE N.W. ¼ OF THE N.E. ¼ OF SECTION 28, T. 1 N., R. 13 E. OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS:

Beginning at the Northeast corner of Lot 1 aforesaid; thence South 0°41'46" East 594.37 feet along the East line of said Lot 1; thence North 59°07'30" West 647.75 feet to the Easterly right of way line of Gateway Boulevard; thence North 30°52'29" East 476.63 feet along said right of way line to the most Northerly corner of said Lot 1; thence South 0°00'05" East 140.34 feet; thence South 88°42'46" East 304.22 feet to the place of beginning. Containing 5.12 acres more or less.

RHB ORDER NO. 32347

G5 BREWING COMPANY

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 Neighborhood Commercial to Community Commercial:

Lot 1 of Certified Survey Map Document No. 991634 as recorded in Volume 11 on Pages 538-539 of the Certified Survey Maps of Rock County, located in the City of Beloit, County of Rock, State of Wisconsin (also known as 1405 Madison Road). Said parcel contains 0.404 acre, more or less.

Lot 1 of Certified Survey Map Document No. 1349992 as recorded in Volume 20 on Pages 381-383 of the Certified Survey Maps of Rock County, located in the City of Beloit, County of Rock, State of Wisconsin (also known as 1402 Townline Avenue). Said parcel contains 3.546 acres, more or less.

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

Adopted this 6th day of February, 2017.

City Council of the City of Beloit

David F. Luebke, Council President

Attest:

Lorena Rae Stottler, City Clerk

Published this _____ day of _____, 2017.

Effective this _____ day of _____, 2017.

01-611100-5231-_____

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Comprehensive Plan Amendment – 1405 Madison Road & 1402 Townline Avenue

Date: January 17, 2017

Presenter(s): Julie Christensen

Department(s): Community Development

Overview/Background Information:

R.H. Batterman, on behalf of Jeff Adleman, 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 has proposed the following amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:
 - 1405 Madison Road & 1402 Townline Avenue – From *Neighborhood Commercial* to *Community Commercial*.
- This request is related to the applicant's submittal of the attached Planned Unit Development (PUD) Master Land Use Plan for a redevelopment project involving the construction of storage unit buildings and duplexes on the properties located at 1405 Madison Road & 1402 Townline Avenue. The applicant is also seeking a rezoning from C-2, Neighborhood Commercial to PUD.
- The subject properties are currently planned and zoned for Neighborhood Commercial uses, which is intended to encourage neighborhood-scale residential, office, institutional, and smaller-scale commercial uses to serve the surrounding neighborhoods. The applicant's proposed storage unit development is not allowed by the existing Neighborhood Commercial recommendation and C-2 zoning classification.
- The requested Community Commercial future land use recommendation would allow the subject properties to be rezoned to a higher intensity commercial district such as C-3, Community Commercial. To address concerns about the range of commercial uses allowed in C-3, the applicant has requested a zoning classification of PUD, which would limit the uses of the property to storage units & duplexes exclusively.
- **Land Use Analysis – Proposed Community Commercial Amendment**
As shown on the attached map, this request involves a small commercial parcel with a vacant structure at 1405 Madison Road and a larger vacant parcel adjacent to an elementary school and single-family homes. The establishment of a higher intensity commercial district surrounded by residential, institutional, and neighborhood commercial properties is not ideal from a planning perspective. However, Planning staff believes that the proposed PUD, which will limit the property uses to self-service storage units accessible only from Madison Road and duplexes that will provide a buffer between the storage units and school, is compatible with the existing surrounding uses. In other words, staff can support this proposed plan amendment because it is tied to a specific development proposal that provides clarity and certainty to the neighborhood while bringing reinvestment and development activity to the Madison Road corridor. The proposed plan amendment fits the existing neighborhood land use pattern of intense uses along Madison Road (e.g. gas station), transitioning to lower intensity uses to the north.
- The Plan Commission held a public hearing to consider the requested amendment on December 7, 2016 and voted unanimously (6-0) to recommend approval of the proposed amendment.

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: December 7, 2016

Agenda Item: 4

File Number: RPB-2016-11

Request Overview/Background Information:

R.H. Batterman, on behalf of Jeff Adleman, has submitted an application requesting the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan: 1405 Madison Road & 1402 Townline Avenue – From *Neighborhood Commercial* to *Community Commercial*. Wisconsin's Comprehensive Planning Law, §66.1001 of the Wisconsin Statutes, was signed into law in 1999. 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. If the Plan Commission votes to recommend approval of the proposed amendment, the attached Resolution will be forwarded to the City Council for consideration on January 17, 2017.

Key Issues:

- This request is related to the applicant's submittal of the attached Planned Unit Development (PUD) Master Land Use Plan for a redevelopment project involving the construction of storage unit buildings and duplexes on the properties located at 1405 Madison Road & 1402 Townline Avenue. The applicant is also seeking a rezoning from C-2, Neighborhood Commercial to PUD.
- The subject properties are currently planned and zoned for Neighborhood Commercial uses, which is intended to encourage neighborhood-scale residential, office, institutional, and smaller-scale commercial uses to serve the surrounding neighborhoods. The applicant's proposed storage unit development is not allowed by the existing Neighborhood Commercial recommendation and C-2 zoning classification.
- The requested Community Commercial future land use recommendation would allow the subject properties to be rezoned to a higher intensity commercial district such as C-3, Community Commercial. To address concerns about the range of commercial uses allowed in C-3, the applicant has requested a zoning classification of PUD, which would limit the uses of the property to storage units & duplexes exclusively.
- **Land Use Analysis – Proposed Community Commercial Amendment**
 - As shown on the attached map, this request involves a small commercial parcel with a vacant structure at 1405 Madison Road and a larger vacant parcel adjacent to an elementary school and single-family homes. The establishment of a higher intensity commercial district surrounded by residential, institutional, and neighborhood commercial properties is not ideal from a planning perspective. However, Planning staff believes that the proposed PUD, which will limit the property uses to self-service storage units accessible only from Madison Road and duplexes that will provide a buffer between the storage units and school, is compatible with the existing surrounding uses. In other words, staff can support this proposed plan amendment because it is tied to a specific development proposal that provides clarity and certainty to the neighborhood while bringing reinvestment and development activity to the Madison Road corridor. The proposed plan amendment fits the existing neighborhood land use pattern of intense uses along Madison Road (e.g. gas station), transitioning to lower intensity uses to the north.

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 Goals #1 & #3.

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:

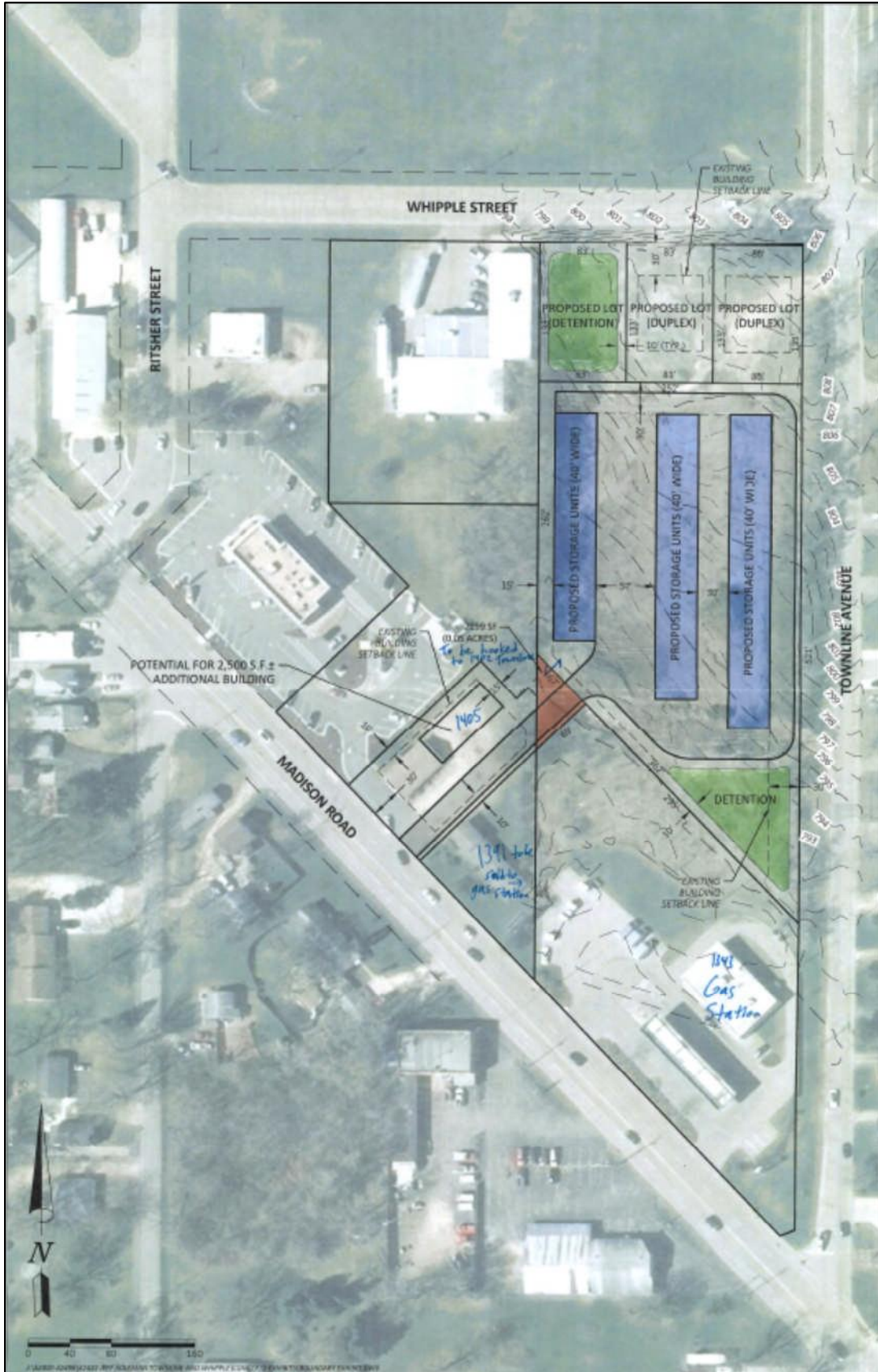
The Planning & Building Services Division recommends **approval** of the following amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:

1. 1405 Madison Road & 1402 Townline Avenue – From *Neighborhood Commercial* to *Community Commercial*.

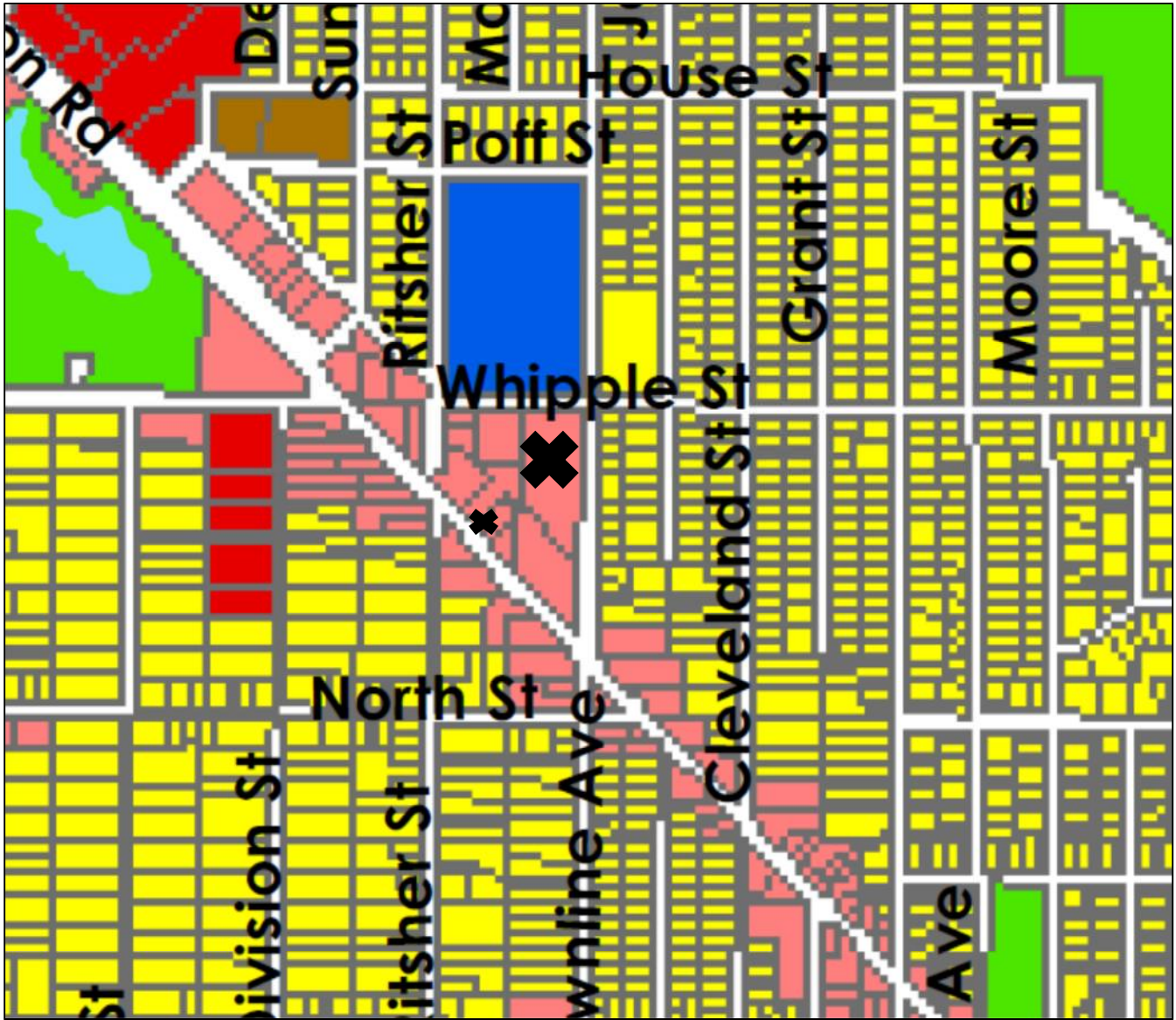
Fiscal Note/Budget Impact: N/A

Attachments: PUD Plan, FLU Map, Public Notice, Mailing List, and Resolution.

Proposed PUD – Master Land Use Plan



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



Municipal Boundaries

- City of Beloit/Town of Turtle
- Boundary Adjustment Area
- Interstate Highway
- County Highway
- Existing Roads
- Potential Future Major Collector/Axial 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
- Downtown
- Business Park
- General Industrial
- Institutional & Community Services
- Environmental Corridor
- Parks and Open Spaces
- Long Range Urban Growth Area
- Right-of-Way

Legend for Symbols:

- 1: Single Family - Urban (preliminary land use)
- 2: Two-Family/Townhouse
- 3: Mixed Residential
- 4: Institutional and Community Services
- 5: General Industrial
- 6: Neighborhood Commercial
- 7: Parks and Open Space

*Planned Neighborhoods should include a mix of the following

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



NOTICE TO THE PUBLIC

November 16, 2016

To Whom It May Concern:

R.H. Batterman, on behalf of Jeff Adleman, has submitted an application requesting the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1. 1405 Madison Road & 1402 Townline Avenue – From *Neighborhood Commercial* to *Community Commercial*.

This request is related to the applicant's submittal of a Planned Unit Development (PUD) Master Land Use Plan for a redevelopment project involving the construction of storage unit buildings and duplexes on the properties located at 1405 Madison Road & 1402 Townline Avenue. The applicant is also seeking a rezoning from C-2, Neighborhood Commercial to PUD.

Information regarding the location, zoning, and land use of these properties 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 7, 2016, 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): Tuesday, January 17, 2017, 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

Frank Management Inc.
2501 Morse Street
Janesville, WI 53545

Dr. Tom Johnson
School District of Beloit
1633 Keeler Avenue
Beloit, WI 53511

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

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

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

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

Superintendent
Clinton Community School District
112 Milwaukee Road
Clinton, WI 53525

Nick Dimassis
Beloit Public Library Director
VIA I/O MAIL

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

Brad Austin
Corporate Contractors Inc.
3800 Gateway Blvd #200
Beloit, WI 53511

**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 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 approval of the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1. 1405 Madison Road & 1402 Townline Avenue – From *Neighborhood Commercial* to *Community Commercial*.

Adopted this 7th day of December, 2016.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

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 1405 Madison Road & 1402 Townline Avenue, is hereby changed from C-2, Neighborhood Commercial District to PUD, Planned Unit Development District:

Lot 1 of Certified Survey Map Document No. 991634 as recorded in Volume 11 on Pages 538-539 of the Certified Survey Maps of Rock County, located in the City of Beloit, County of Rock, State of Wisconsin (also known as 1405 Madison Road). Said parcel contains 0.404 acre, more or less.

Lot 1 of Certified Survey Map Document No. 1349992 as recorded in Volume 20 on Pages 381-383 of the Certified Survey Maps of Rock County, located in the City of Beloit, County of Rock, State of Wisconsin (also known as 1402 Townline Avenue). Said parcel contains 3.546 acres, more or less.

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

Adopted this 6th day of February, 2017.

City Council of the City of Beloit

David F. Luebke, Council President

Attest:

Lorena Rae Stottler, City Clerk

Published this ____ day of _____, 2017

Effective this ____ day of _____, 2017

01-611100-5231-_____

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Zoning Map Amendment Application for 1405 Madison Road & 1402 Townline Avenue

Date: January 17, 2017

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

R.H. Batterman, on behalf of Jeff Adleman, has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-2, Neighborhood Commercial District to PUD, Planned Unit Development District, for the properties located at 1405 Madison Road & 1402 Townline Avenue.

Key Issues (maximum of 5):

- The applicant has submitted an application for a PUD – Master Land Use Plan for a redevelopment project involving the construction of storage unit buildings and duplexes on the properties located at 1405 Madison Road & 1402 Townline Avenue.
- As shown on the attachment, the proposed PUD – Master Land Use Plan involves the construction of two duplex buildings on the vacant property at the SW corner of Townline Avenue and Whipple Street (1402 Townline Avenue). The applicant has also proposed the construction of three self-service storage buildings on this vacant land, along with the construction of a driveway connection to the existing commercial property at 1405 Madison Road, which will be remodeled and expanded into an office building for this storage complex.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.
- The Plan Commission reviewed this application on December 7, 2016 and voted unanimously (6-0) to recommend approval of this Zoning Map Amendment.

Consistency with Strategic Plan:

- Consideration of this request supports Strategic Goal #3.

Sustainability:

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

Action required/Recommendation:

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

Fiscal Note/Budget Impact: N/A

Attachments: Ordinance and Staff Report to the Plan Commission

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: December 7, 2016	Agenda Items: 5 & 6	File Number: PUD-2016-04 & ZMA-2016-05
Applicant: R.H. Batterman	Owner: Jeff Adleman (Accepted Offer to Purchase 1405 Madison Road)	Location: 1405 Madison Road & 1402 Townline Avenue
Existing Zoning: C-2, Neighborhood Commercial	Existing Land Use: Vacant Land & Building	Parcel Size: 0.4 Acre; 3.55 Acres

Request Overview/Background Information:

R.H. Batterman, on behalf of Jeff Adleman, has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the properties located at 1405 Madison Road & 1402 Townline Avenue. The applicant has also submitted an application for a Zoning Map Amendment to change the zoning district classification from C-2, Neighborhood Commercial District to PUD, Planned Unit Development District, for the properties located at 1405 Madison Road & 1402 Townline Avenue. A copy of the PUD - Master Land Use Plan is attached to this report.

Key Issues:

- The applicant has submitted an application for a PUD – Master Land Use Plan for a redevelopment project involving the construction of storage unit buildings containing up to 140 storage units and duplexes on the properties located at 1405 Madison Road & 1402 Townline Avenue.
- As shown on the attachment, the proposed PUD – Master Land Use Plan involves the construction of two duplex buildings on the vacant property at the SW corner of Townline Avenue and Whipple Street (1402 Townline Avenue). The applicant has also proposed the construction of three self-service storage buildings on this vacant land, along with the construction of a driveway connection to the existing commercial property at 1405 Madison Road, which will be remodeled and expanded into an office building for this storage complex.
- 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. In this case, the proposed PUD would allow duplexes and storage units on one parcel, while limiting the allowable uses of the property to those explicitly shown on the approved PUD Plan.
- This PUD request is one of three land use applications needed for this project. The others are a change in the Future Land Use Map and a rezoning request from C-2, Neighborhood Commercial to PUD. All three applications will be reviewed on the same meeting schedule. If approved, these properties and a 2,200 square-foot triangular piece of the gas station parcel will be consolidated via Certified Survey Map (CSM).
- The attached Public Notice was sent to property owners within 300 feet of the subject property. As of this writing, staff has been contacted by one neighboring property owner who supports this project.
- The Fire Department has reviewed the proposed PUD – Master Land Use Plan and has requested a gated emergency-access-only driveway on Townline Avenue to allow adequate protection of the storage units.
- The City Engineer has reviewed the proposed PUD – Master Land Use Plan and has requested the installation of public sidewalks in front of the duplexes along Whipple Street and along Townline Avenue to allow the duplex residents to access the school and the businesses along Madison Road.
- The other Review Agents have not submitted any comments or concerns.
- 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.
- The proposed duplexes would face the school to the north (Whipple Street) and have 30-foot front building setbacks. The proposed storage units would have a street (Townline) building setback of 30 feet. The proposed storage unit driveway would connect to the existing shared driveway at 1405 Madison Road that also serves the adjacent McDonald's. The storage units would not be accessed via Townline Avenue.
- 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 plan will allow the redevelopment of two underutilized parcels with a combination of uses that are not allowed in the existing C-2 zoning classification. The proposed PUD

zoning classification is highly preferable to C-3, Community Commercial, as the PUD process allows the approval of a specific list of uses that ensures land use compatibility and neighbor certainty.

- **The PUD - Master Land Use Plan complies with the standards of Section 5-300.** See the Staff Recommendation section below.
- **Service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed.** Provided the applicant is able to include the emergency access gate and public sidewalks requested by the Review Agents, the proposed development can be served by public facilities and services.
- **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 development will create four new dwelling units in close proximity to an elementary school, and will bring a significant redevelopment to an area that has experienced very limited redevelopment activity during the past decade. Planning staff will ensure that the storage units are designed to include elements such as siding, shingles, lighting, and fencing that are compatible with the adjacent residential and 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 will allow a significant redevelopment project that maintains appropriate buffers between the storage unit development and the adjacent school and homes. With respect to the Findings of Fact for a Zoning Map Amendment, the proposed PUD is compatible with existing nearby uses and the surrounding residential and institutional zoning classifications, and will allow redevelopment of two underutilized parcels.

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:

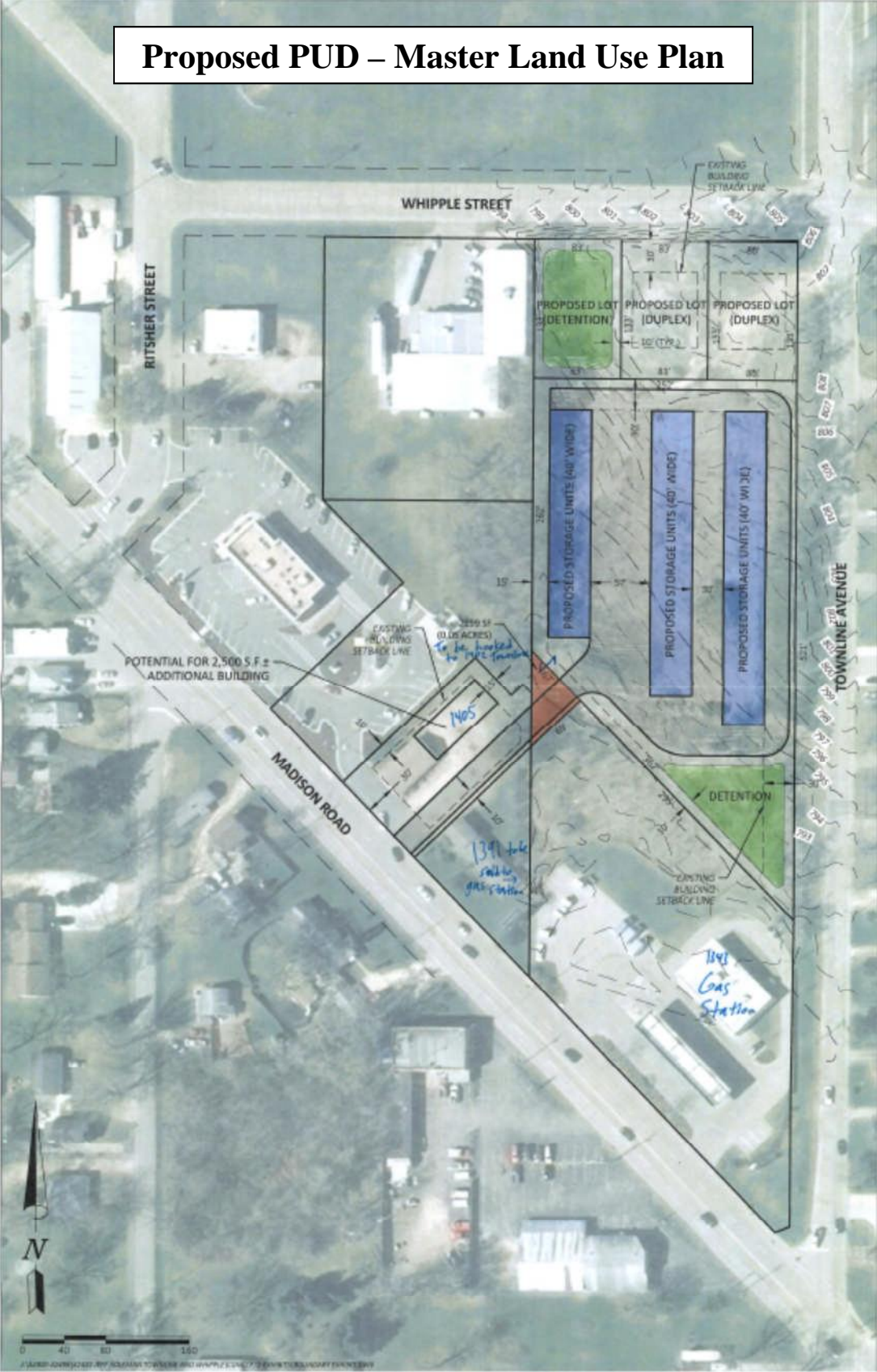
The Planning & Building Services Division recommends **approval** of the PUD - Master Land Use Plan and a Zoning Map Amendment to change the zoning district classification from C-2, Neighborhood Commercial District to PUD, Planned Unit Development District, for the properties located at 1405 Madison Road & 1402 Townline Avenue, based on consistency with the Comprehensive Plan and Zoning Ordinance and subject to the following conditions:

1. This approval authorizes the construction of up to three storage unit buildings containing up to 140 units and two duplex buildings on the properties located at 1405 Madison Road & 1402 Townline Avenue as shown on the PUD – Master Land Use Plan. No other commercial or residential uses are allowed on the subject properties.
2. Prior to issuance of a Building Permit, the applicant shall record a Certified Survey Map (CSM) that consolidates the subject properties and the 2,200 square-foot parcel being purchased from an adjoining owner for driveway access. The duplexes may be placed on individual lots via CSM.
3. The building setbacks shall be those shown on the attached PUD – Master Land Use Plan. The maximum height shall be one story for the storage unit buildings and two stories for the duplex buildings.
4. Prior to issuance of a Certificate of Occupancy, the applicant shall, at applicant's cost, construct public sidewalks along Whipple Street in front of the duplexes and along Townline Avenue from Whipple Street to Madison Road.
5. The site plan shall include, and the applicant shall construct, a gated emergency-access-only driveway on Townline Avenue.
6. The proposed storage unit buildings shall be constructed using materials that are suitable for residential garages including vinyl siding, asphalt singles, and aluminum overhead doors. If a security fence is provided, it shall be vinyl-coated chainlink or better and may not include barbed wire.
7. This development is limited to one pole or ground-mounted sign up to 100 square feet per face along Madison Road, and may not include wall signs on the storage unit buildings.
8. Prior to issuance of a Building Permit for this project, the applicant shall submit a PUD Final Plan that reflects the conditions above and detailed site & architectural plans for Planning staff review and approval.
9. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Director of Planning & Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

Fiscal Note/Budget Impact: N/A

Attachments: Proposed PUD Plan, Photos, Applications, Public Notice, and Mailing List.

Proposed PUD – Master Land Use Plan





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-2016-04

1. Address of subject property: 1405 MADISON RD., 1343 1/2 MADISON RD., 1402 TOWNLINE AVE.
2. Legal description: LOT 1 CSM VII P. 5386; LOT 1 CSM V 20 P. 381; PARCEL A, ATTACHED
If necessary attach a copy of the complete legal description.
3. Area of parcel in square feet or acres: ~~3.94~~ ACRES 4.00 ACRES
4. Tax Parcel Number(s): 12760005, 12760020, 12760010
5. Owner of record: JEFFREY ADLEMAN Phone: 289-6340
PO BOX 598 SOUTH BELOIT IL 61080
(Address) (City) (State) (Zip)
6. Applicant's Name: ~~JEFFREY ADLEMAN~~ RH BATTERMAN - FRANK MCKEAN
2857 BARTELS DR. BELOIT WI 53511
(Address) (City) (State) (Zip)
(608) 365-4464 1 MA 1 FMCKEAN@RHBATTERMAN.COM
(Office Phone #) (Cell Phone #) (E-mail Address)
7. All existing use(s) on this property are: VACANT LAND - RESIDENTIAL; B-COMMERCIAL
8. The applicant requests review and approval of a PLANNED UNIT DEVELOPMENT /
Master Land Use Plan: in a(n) C-2 Zoning District.
9. A Preapplication Conference was held on: 8/18/16
10. All the proposed use(s) for this property will be:
Principal use(s): STORAGE UNITS AND DUPLEXES
Secondary use(s): _____
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 STORAGE UNITS
12. Describe how the proposed development provides greater benefits to the City of Beloit
than an otherwise permitted development. NEW HOUSING ON
THE WEST SIDE OF THE CITY; DEVELOPMENT
OF AN EMPTY LOT. INCREASED TAX BASE,
POTENTIAL OF JOBS DURING CONSTRUCTION & PART
OF RUNNING THE BUSINESS.

13. Project timetable: Start date: MARCH 2017 Completion date: Aug 2017

14. 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: OFFER TO PURCHASE
- Other, explain: _____

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

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

_____ (Signature of Owner)	_____ (Print name)	_____ (Date)
<u>Frank M. Kearn</u>	<u>Frank M^eKearn</u>	<u>11/1/16</u>
_____ (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> <u>check # 629116</u>	Meeting date: <u>Dec. 7, 2016</u>
No. of notices: _____	x mailing cost (\$0.50) =	cost of mailing notices: \$ _____
Application accepted by: <u>Drew Pennington</u>		Date: <u>11/1/16</u>

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-2016-05

1. Address of subject property: 1405 Madison Rd, 1343 1/2 Madison Rd, 1402 Townline Ave.

2. Legal description: Lot: _____ Block: _____ Subdivision: LOT 1 CSA V 11 P. 53B
(If property has not been subdivided, attach a copy of the complete legal description from deed.) LOT 1 (3M V 22 P. 38) 1/2 PARCEL A ATTACHED

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

If more than two acres, give area in acres: 3.44 4.00 acres.

3. Tax Parcel Number(s): 12760005, 12760010, 12760020

4. Owner of record: JEFFREY ADLEMAN Phone: 289-6340

PO Box 598 SOUTH BELOIT IL 61080
(Address) (City) (State) (Zip)

5. Applicant's Name: RH BATTERMAN - FRANK McKEARN

2857 BARTLETT DR BELOIT WI 53511
(Address) (City) (State) (Zip)

(608) 365-4464 1 M 1 FRANK@RHBATTERMAN.COM
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: C-2 to: PUD

All existing uses on this property are: VACANT/UNDEVELOPED; B-COMMERCIAL

7. All the proposed uses for this property are:

Principal use(s): STORAGE UNITS AND DUPLEXES

Secondary use(s): N/A

Accessory use(s): N/A

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

(X) Owner

() 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): JEFF ADLEMAN Phone: 608.289.6340

P.O. Box 598 South Beloit IL 61080
(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.

(Signature of Owner) (Print name) (Date)
Frank McKeown | Frank McKeown | 11/1/16
(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: Dec. 7, 2016
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$
Application accepted by: Drew Pennington Date: 11/1/16
Date Notice Published: _____ Date Notice Mailed: _____



NOTICE TO THE PUBLIC

November 17, 2016

To Whom It May Concern:

R.H. Batterman, on behalf of Jeff Adleman, has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the properties located at:

1405 Madison Road & 1402 Townline Avenue.

The applicant has proposed a redevelopment project involving the construction of storage unit buildings and duplexes on the above-referenced properties. As shown on the attachment, the proposed PUD – Master Land Use Plan involves the construction of two duplex buildings on the vacant property at the SW corner of Townline Avenue and Whipple Street (1402 Townline Avenue). The applicant has also proposed the construction of three self-service storage buildings on this vacant land, along with the construction of a driveway connection to the existing commercial property at 1405 Madison Road, which will be remodeled and expanded into an office building for this storage complex. The applicant has also submitted an application for a Zoning Map Amendment from C-2, Neighborhood Commercial District to PUD District related to this project.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, December 7, 2016, 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: Tuesday, January 17, 2017, 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.

A DELAWARE CORPORATION
MCDONALDS REAL ESTATE CO
45 STATE ST
BELOIT, WI 53511

LESLIE HAMIL
220 S 8TH
SOUTH BELOIT, IL 61080

JUAN TREJO
1400 RITSHER ST
BELOIT, WI 53511

DAVID WHEELER
1928 WHIPPLE ST
BELOIT, WI 53511

GREGORY STEPHENSON
1353 TOWNLINE AVE
BELOIT, WI 535114168

JEFFREY & VICKIE LETCHER
1418 JOHNSON ST
BELOIT, WI 535113307

JOSEPH R & ANDREA M HALFERTY
1430 JOHNSON ST
BELOIT, WI 53511

FRED & JANET COURTNEY
1437 JOHNSON ST
BELOIT, WI 535113307

HOWARD H & PATRICIA A SAILING
1448 JOHNSON ST
BELOIT, WI 535113307

HAROLD HILLS
1341 TOWNLINE AVE
BELOIT, WI 535114168

PYARALI PUNJWANI BELOIT
ENTERPRISES INC
1343 MADISON RD
BELOIT, WI 53511

QUIGLEY SMART ENTERPRISES
1344 MADISON RD
BELOIT, WI 535114078

JASON M & JULIA M RYAN
1364 MADISON RD
BELOIT, WI 53511

JENISE COLEMAN
1418 RITSHER ST
BELOIT, WI 53511

JANICE MONTERO
1756 JACKSON ST
BELOIT, WI 53511

RANDALL CHURCHILL
8926 HWY 81
BELOIT, WI 53511

DAVID J & ANDREA C HECKNER
1812 WHIPPLE ST
BELOIT, WI 53511

ALLEN FULL
9501 S CREEK RD
BELOIT, WI 53511

MATTHEW L & DIANNE L FINNEGAN
P O BOX 41
BELOIT, WI 535120041

MICHAEL WARBLOW
1366 JOHNSON ST
BELOIT, WI 535113307

THE MOUSE TAVERN INC
1408 MADISON RD
BELOIT, WI 535114042

DAVID HALL
560 AZALEA TERR
BELOIT, WI 535111602

JEFFERY ADLEMAN
P O BOX 598
SOUTH BELOIT, IL 61080

FEDERAL NATIONAL MORTGAGE
ASSOCIATION
P O BOX 650043
DALLAS, TX 75265

SYNTHIA POTUZNICK
1327 TOWNLINE AVE
BELOIT, WI 53511

MATHEW W & REGINA M
KLEINSCHMIDT
1412 JOHNSON ST
BELOIT, WI 535113307

RICHARD FESSENDEN
1822 WHIPPLE ST
BELOIT, WI 53511

BARBARA CASIDAY
9501 S CREEK RD
BELOIT, WI 53511

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

JEFFREY & VICKIE LETCHER
1418 JOHNSON ST
BELOIT, WI 535113307

LAURIE AMUNDSON
1403 TOWNLINE AVE
BELOIT, WI 535114156

JAMES A & CYNTHIA A FOGARTY
122 S PRAIRIE
ROCKTON, IL 61072

BRIAN & JULIA MAJERUS
1447 RITSHER ST
BELOIT, WI 535114072

HOLLY PERRY
1436 JOHNSON ST
BELOIT, WI 53511

MESSIAH LUTHERAN CHURCH
1531 TOWNLINE AVE
BELOIT, WI 535113245

SCHOOL DISTRICT OF BELOIT
1633 KEELER AVE
BELOIT, WI 53511

ANN O'MALLEY
5709 WILLOW CREEK LN
ROSCOE, IL 61073

STEVEN & CHERYL PINNOW
1360 MADISON RD
BELOIT, WI 535114078

ORDINANCE NO. _____

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 (Compliance Specialist Position)

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

Section 1. Section 25.04(4)(d) of the Code of General Ordinances of the City of Beloit is hereby amended to include, in numerical order, the following additions and amendments to the list of city employees authorized to issue municipal citations for violation of city ordinances:

Chapter	Title	Enforcement Official
7	Property Maintenance Code	Director of Community and Housing Services; Building Inspector; Plumbing Inspector; Electrical Inspector; Inspection Official; Compliance Specialist
7.23(11)	Wood Piles	Director of Community and Housing Services; Inspection Official; Compliance Specialist ; Public Works Sustainability and Safety Coordinator
7.235	Weeds and Grasses	Director of Community and Housing Services; Inspection Official; Compliance Specialist ; Public Works Sustainability and Safety Coordinator
11	Streets and Sidewalks	Director of Public Works; Director of Community and Housing Services; Inspection Official; Compliance Specialist ; Public Works Sustainability and Safety Coordinator
13.04	Emergency Snow Removal Regulations	Community Services Officer; Inspection Official; Compliance Specialist ; Building Inspector; Fire Department Inspection Officials
14.06	Annual Rental Registration Certificates	Director of Community and Housing Services; Inspection Official; Compliance Specialist ; Administrative Assistant in the Community Development Department and Housing Services Division; Administrative Assistant in the Planning and Building Services Division
15.14	Abandoned or Unattended Refrigerators, Ice Boxes, etc Prohibited	Director of Community and Housing Services; Inspection Official; Compliance Specialist ; Public Works Sustainability and Safety Coordinator
15.165	Defecation of Dogs or Cats on Public and Private Property	Director of Community and Housing Services; Inspection Official; Compliance Specialist ; Public Works Sustainability and Safety Coordinator Community Services Officer; Animal Control Officer

Chapter	Title	Enforcement Official
15.18	Handbills and Bill Posting	Director of Community and Housing Services; Inspection Official; Compliance Specialist ; Public Works Sustainability and Safety Coordinator
15.20	Littering Prohibited	Director of Community and Housing Services; Inspection Official; Compliance Specialist ; Public Works Sustainability and Safety Coordinator
15.21	Storage of Junk Regulated	Director of Community and Housing Services; Inspection Official; Compliance Specialist ; Public Works Sustainability and Safety Coordinator
16	Public Nuisances, except §§16.04, 16.07	Director of Community and Housing Services; Inspection Official; Compliance Specialist
16.08	Smoking Prohibited	Fire Chief; Assistant Fire Chief; Deputy Fire Chief; Fire Captain; Fire Lieutenant; Acting Fire Lieutenant; Fire Department Inspection Officials; Inspection Official assigned to conduct Fire Inspections; Director of Community and Housing Services; Director of Planning and Building Services; CHS Inspection Official; Compliance Specialist ; Building Inspector
17	Regulation of Solid Waste	Public Works Director; Director of Community and Housing Services; Inspection Official; Compliance Specialist ; Public Works Sustainability and Safety Coordinator
19	Zoning Code	Director of Community Development; Director of Community and Housing Services; Director of Planning and Building Services; Inspection Official; Compliance Specialist ; Planner
21	Mobile Homes and Travel Trailers	Director of Community and Housing Services; Building Inspector; Inspection Official; Compliance Specialist
22	Wireless Communications Facilities	Director of Community and Housing Services; Director of Planning and Building Services; Inspection Official; Compliance Specialist ; Building Inspector; Planner
30	Sign Control Regulations	Director of Planning and Building Services; Building Inspector; Director of Community and Housing Services; Inspection Official; Compliance Specialist ; Planner
32	Historic Preservation	Director of Planning and Building Services; Director of Community and Housing Services; Building Inspector; Inspection Official; Compliance Specialist ; Planner

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

Adopted this 6th day of February, 2017.

CITY COUNCIL OF THE CITY OF BELOIT

By: _____
David F. Luebke, President

ATTEST:

By: _____
Lorena Rae Stottler, City Clerk

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

tdh/ordinances/25.04(4)(d) = ORD 20170104 (16-1245)

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: 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 (Compliance Specialist Position)

Date: January 17, 2017

Presenter: Julie Christensen

Department: Community Development

Overview/Background Information:

The Community Development Department has recently completed a restructuring of job responsibilities due to staff vacancies. A compliance specialist position was created to address many unmet needs of the department. This position will be responsible for assisting management with federal grant programs, oversight of the rental registration certificate program and as support to the inspection officials during times of high calls for service. As such, it is necessary to provide this position with the ability to issue citations of various code provisions.

Key Issues (maximum of 5):

1. The Community Development Department has recently completed a restructuring of job responsibilities due to staff vacancies.
 2. The compliance specialist position is a hybrid position designed to be responsible for assisting management with federal grant programs, oversight of the rental registration certificate program and as support to the inspection officials during times of high calls for service.
 3. In order to conduct enforcement work, the code requires this position to be added to the enforcement officials in Chapter 25 of the Code.
-

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

Approval of this project would conform with Goals # 1 and #2 to create and sustain safe and healthy neighborhoods as well as to create and sustain a high-performing organization.

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

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

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

Action required/Recommendation:

Staff recommends approval of this ordinance amendment

Fiscal Note/Budget Impact:

No fiscal impact as a result of this ordinance amendment.

Attachments:

Proposed Ordinance

ORDINANCE NO. _____

AN ORDINANCE TO REPEAL SECTION 1.51(3)(f) AND TO AMEND SECTION 1.58(7) OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT PERTAINING TO THE MUNICIPAL COURT

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

Section 1. Section 1.51(3)(f) of the Code of General Ordinances of the City of Beloit is hereby repealed.

Section 2. Section 1.58(7) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

(7) CLERK OF COURT. The Court shall be staffed by a Municipal Clerk of Court and such other deputy clerks as authorized by the City Council. Such employees shall be appointed in writing by the Municipal Judge and shall be under the supervision and control of the Municipal Judge. The Clerk of Court shall, before entering upon the duties of his or her office, take the oath provided by §19.01, Wis. Stats., as well as give a bond in the amount of \$2,000, the cost of which shall be paid by the City. The oath and bond shall be filed with the City Clerk.

Section 3. This ordinance shall be in force and take effect upon passage and publication.

Adopted this 6th day of February, 2017.

BELOIT CITY COUNCIL

By: _____
David F. Luebke, President

ATTEST:

By: _____
Lorena Rae Stottler, City Clerk

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

CITY OF BELOIT



REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: AN ORDINANCE TO REPEAL SECTION 1.51(3)(f) AND TO AMEND SECTION 1.58(7) OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF BELOIT PERTAINING TO THE MUNICIPAL COURT

Date: January 17, 2017

Presenter: Elizabeth A. Krueger

Department: City Attorney

Overview/Background Information:

Pursuant to statute and local ordinance, the Municipal Court is under the direction and control of the elected Municipal Court Judge. The City Council is responsible for determining and setting the budget for the Court.

City ordinance requires the Municipal Court to be an independent department. State law changes in 2009 impressed upon communities to respect the independent nature of the Municipal Court and vested with the Municipal Court Judge the responsibilities for hiring, termination and day-to-day work responsibilities of court personnel.

Judge Brooke Joos has requested that the ordinances related to the court be clarified. The proposed ordinance makes clear the direct supervisory authority for the employees that work within the Municipal Court by providing that those employees are to be under the direct supervision of the Municipal Court Judge. The Municipal Court Judge shall be responsible for the oversight of the employees within the Court, including performance appraisals and day-to-day operations of the Court.

Key Issues (maximum of 5):

1. The City Council sets the budget for the Municipal Court, which is under the direction and control of the Municipal Court Judge.
2. The ordinance is intended to clarify the reporting relationships for those employees who work for the Municipal Court.

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

Approval of this project would conform with Goal #2 to create and sustain a high-performing organization.

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

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

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

Action required/Recommendation:

Staff recommends approval of this ordinance amendment

Fiscal Note/Budget Impact:

No fiscal impact as a result of this ordinance amendment.

Attachments:

Proposed Ordinance

CHARTER ORDINANCE NO. 10

A CHARTER ORDINANCE TO COMBINE THE OFFICES OF THE CITY CLERK AND THE CITY TREASURER, TO REPEAL AND RECREATE SECTION 1.24, AND TO REPEAL SECTION 1.26 OF THE CODE OF GENERAL ORDINANCES FOR THE CITY OF БЕЛОIT

Section 1. Offices Combined. The City of Beloit, pursuant to Chapter 66 of the Statutes of the State of Wisconsin, hereby elects that as authorized by §62.09(3)(c), Wis. Stats., the charter for the City of Beloit is amended to provide that the offices of City Clerk and City Treasurer of the City of Beloit are consolidated into one office, henceforth to be known as the City Clerk/Treasurer.

Section 2. Duties of the City Clerk/Treasurer. The City Clerk/Treasurer shall perform all duties required of both offices of the City Clerk and the City Treasurer as provided by law and in addition shall perform those other duties as the City Manager requests of the City Clerk/Treasurer from time to time.

Section 3. Section 1.24 of the Code of General Ordinances of the City of Beloit is hereby repealed and recreated to read as follows:

“1.24 CITY CLERK/TREASURER

- (1) APPOINTMENT. The City Clerk/Treasurer shall be appointed by the City Manager for an indeterminate term. Any reference in this Code to City Clerk or City Treasurer shall mean the City Clerk/Treasurer.
- (2) DUTIES. The City Clerk/Treasurer shall perform the duties prescribed in §62.09(9) and (11), Wis. Stats., and such other duties as the City Manager shall prescribe and as contained within this Code.
- (3) SUPPORT STAFF. The City Manager may appoint such support staff who shall in the City Clerk/Treasurer’s absence or disability or in case of a vacancy shall perform the duties of the City Clerk/Treasurer and shall have power to administer oaths and affirmations. The City Clerk/Treasurer and his/her sureties shall be liable on his/her official bond for the acts of such support staff.”

Section 4. Section 1.26 of the Code of General Ordinances of the City of Beloit is hereby repealed.

Section 5. Effective Date of Charter Ordinance; Referendum. This charter ordinance shall take effect 60 days after its passage and publication unless within 60 days after such publication, a referendum petition as provided for in § 66.0101, Wis. Stats., shall be filed. In the event of the filing of such a petition in such manner, this ordinance shall not take effect until it is submitted to a referendum vote of the electors and approved by a majority vote of the electors voting thereon. Such petition and the proceedings for its submission shall be governed by subsections (2) through (6) of §9.20, Wis. Stats.

Section 6. Clerk to Publish, File and Record. Upon adoption of this charter ordinance, the City Clerk be and is hereby directed to publish this ordinance as a Class 1 notice under Chapter 985, Wis. Stats. The City Clerk is further directed to record and file this charter ordinance as required by §66.0101(3), Wis. Stats.

Section 7. Repeal of Inconsistent Ordinances. All ordinances, parts of ordinances or other legislative acts of the City in conflict with this ordinance are hereby repealed.

Section 8. Effective Date of Changes to the Code of General Ordinances. The sections of this ordinance that relate to the various provisions to the Code of General Ordinances for the City of Beloit shall be in full force and effect upon the effective date of Charter Ordinance Number 10.

Adopted this 6th day of February, 2017.

CITY COUNCIL FOR THE CITY OF БЕЛОIT

By: _____
David F. Luebke, President

ATTEST:

By: _____
Lorena Rae Stottler, City Clerk

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

tdh/ordinances/Charter Ord #10, 1.24 and 1.26 ORD = 20170109 (17-1016)

CITY OF БЕЛОIT



REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: A Charter Ordinance to Combine the Offices of the City Clerk and the City Treasurer, to Repeal and Recreate Section 1.24, and to Repeal Section 1.26 of the Code of General Ordinances for the City of Beloit.

Date: January 17, 2017

Presenter: Eric Miller

Department:

Finance and Administrative Services
Director

Overview/Background Information:

Earlier this month, Lillian Morrow retired as the City Treasurer after 42 years of service to the City of Beloit. As part of staff's ongoing efforts to provide services to the residents of the city of Beloit in the most efficient and effective manner, I am proposing to combine the positions of City Clerk and City Treasurer. I highlighted the proposed changes to the council as part of the 2017 budget process. I will be restructuring the Divisions of the City Clerk, Accounting and Purchasing, and City Treasurer in early 2017.

State Statutes controls the combination of the positions of City Clerk and City Treasurer as they are statutory offices for Wisconsin cities. One of the statutory requirements is for the city council to pass a charter ordinance. A charter ordinance requires a vote of 2/3 of the governing body and there is a waiting period of 60 days after its passage and publication. During the 60-day waiting period, electors could file a petition that would require that the combination of the offices be put to a referendum vote of the electors. Such petition would need to be filed with the City Clerk's Office within the 60-day waiting period.

In addition to the charter ordinance, several changes are required to be made to the Code of General Ordinances. The changes to the Code of General Ordinances will become effective upon the effective date of the charter ordinance.

Key Issues (maximum of 5):

1. The City Clerk and City Treasurer have been separate positions since the 1980s. Prior to that the positions were combined with other offices including several years with the designation of Finance Director/Clerk/Treasurer going back to the 1950s.
2. Current Treasurer, Lillian Morrow, recently retired after 42 years of service to the City of Beloit. The decision to combine the positions and restructure the two divisions was made as a way to provide better customer service, increase efficiencies, and recognize a positive budgetary impact. There are many examples from other peer municipalities who have successfully combined the positions.
3. The City Manager has appointed Lori Stottler as the Acting City Treasurer until such time that the changes to the ordinances become effective. Ms. Stottler will continue to report to Eric Miller, Director of Finance and Administrative Services.
4. The proposed legislation makes the necessary statutory changes to accomplish the combination of the offices.

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

Approval of this project would conform with Strategic Goal # 2 to create and sustain a high-performing organization.

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

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

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

Action required/Recommendation:

Staff recommends approval of the proposed legislation

Fiscal Note/Budget Impact:

The proposed ordinance and accompanied restructuring will result in a positive impact on the budget.

Attachments:

Proposed Ordinance

ORDINANCE NO. _____

SUBSTITUTE AMENDMENT #1

**AN ORDINANCE TO AMEND SECTION 1.88(7)(a) OF THE CODE OF
GENERAL ORDINANCES OF THE CITY OF БЕЛОIT PERTAINING
TO THE REGULAR MEETING TIME FOR THE POLICE AND FIRE COMMISSION**

Section 1. Section 1.88(7)(a) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“(a) Regular Meetings. Regular meetings of the commission shall be held at the location designated in the notice of the meeting, starting at a time no sooner than ~~5:30~~ 5:30 p.m. and no later than 8:00 p.m., on the fourth Monday of each month.”

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

Adopted this ____ day of February, 2017.

CITY COUNCIL FOR THE CITY OF БЕЛОIT

By: _____
David F. Luebke, President

ATTEST:

By: _____
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 1.88(7)(a) OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT PERTAINING TO THE REGULAR MEETING TIME FOR THE POLICE AND FIRE COMMISSION

Date: February 6, 2017

Presenter: Elizabeth A. Krueger

Department: City Attorney

Overview/Background Information:

The members of the Police and Fire Commission recently adopted a resolution requesting the city council to consider a change to the ordinance related to the start time of the Commission's regular meetings. Specifically, the commission is requesting to change the start time of the meeting changed from 6:30 p.m. to 5:00 p.m. Commission members expressed a desire to have an earlier start time for the meetings to accommodate the various schedules of the commission members.

**Update: Substitute amendment #1 revises the original request to amend the proposed ordinance from 5:00pm to 5:30pm.

Key Issues (maximum of 5):

1. The members of the PFC are petitioning the city council to change the start time of the regular meetings from 6:30 p.m. to 5:00 p.m.
2. The unanimous resolution supporting the recommendation is attached hereto.
3. Substitute amendment #1 was included in the proposed ordinance to make the change approved by the council on January 17, 2017. The time was changed from 5:00 p.m. to 5:30 p.m.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.): Approval of this project would conform with Goal #2 to create and sustain a high-performing organization.

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 PFC is requesting approval of the ordinance amendment

Fiscal Note/Budget Impact:

No fiscal impact as a result of this ordinance amendment.

Attachments:

Proposed Ordinance
PFC resolution recommending ordinance amendment

RESOLUTION NUMBER 2016-07

RESOLUTION RECOMMENDING THE CITY COUNCIL TO AMEND SECTION 1.88(7)(a) OF THE CODE OF GENERAL ORDINANCES FOR THE CITY OF БЕЛОIT RELATING TO THE START TIME OF REGULAR MEETINGS OF THE POLICE AND FIRE COMMISSION

WHEREAS, section 1.88(7)(a) of the Code of Ordinances for the City of Beloit calls for the regular meetings of the Police and Fire Commission to begin no sooner than 6:30 p.m. and no later than 8:00 p.m. on the fourth Monday of each month; and

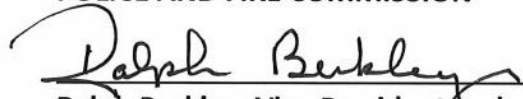
WHEREAS, it has been considered by the Commission and the Commission is recommending to the City Council that section 1.88(7)(a) of the Code of General Ordinances for the City of Beloit be amended to change the start time of the Commission meetings so that the ordinance would read as follows:

“(a) Regular Meetings. Regular meetings of the commission shall be held at the location designated in the notice of the meeting, starting at a time no sooner than 5:00 p.m.~~6:30 p.m.~~ and no later than 8:00 p.m., on the fourth Monday of each month.”

NOW, THEREFORE, BE IT RESOLVED that the Police and Fire Commission of the City of Beloit hereby resolves that the Commission does hereby formally recommend to the City Council of the City of Beloit that the section 1.88(7)(a) of the Code of General Ordinances of the City of Beloit be amended to read as indicated above.

Adopted this 28 day of November 2016.

POLICE AND FIRE COMMISSION



Ralph Berkley, Vice-President and
President Pro Tem

Attest:



Marianne Marshall, Human Resources Director

RESOLUTION
AUTHORIZING A PLANNED UNIT DEVELOPMENT (PUD) MASTER
LAND USE PLAN FOR THE PROPERTIES LOCATED AT
1405 MADISON ROAD & 1402 TOWNLINE AVENUE

WHEREAS, the application of R.H. Batterman, on behalf of Jeff Adleman, for approval of a Planned Unit Development (PUD) - Master Land Use Plan for the properties located at 1405 Madison Road & 1402 Townline 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 a PUD - Master Land Use Plan for the properties located at 1405 Madison Road & 1402 Townline Avenue in the City of Beloit, for the following described premises:

Lot 1 of Certified Survey Map Document No. 991634 as recorded in Volume 11 on Pages 538-539 of the Certified Survey Maps of Rock County, located in the City of Beloit, County of Rock, State of Wisconsin (also known as 1405 Madison Road). Said parcel contains 0.404 acre, more or less.

Lot 1 of Certified Survey Map Document No. 1349992 as recorded in Volume 20 on Pages 381-383 of the Certified Survey Maps of Rock County, located in the City of Beloit, County of Rock, State of Wisconsin (also known as 1402 Townline Avenue). Said parcel contains 3.546 acres, more or less.

As a condition of approving the PUD - Master Land Use Plan, the City Council does hereby stipulate the following conditions and restrictions upon the development, which are hereby deemed necessary for the public interest:

1. This approval authorizes the construction of up to three storage unit buildings containing up to 140 units and two duplex buildings on the properties located at 1405 Madison Road & 1402 Townline Avenue as shown on the PUD – Master Land Use Plan. No other commercial or residential uses are allowed on the subject properties.
2. Prior to issuance of a Building Permit, the applicant shall record a Certified Survey Map (CSM) that consolidates the subject properties and the 2,200 square-foot parcel being purchased from an adjoining owner for driveway access. The duplexes may be placed on individual lots via CSM.
3. The building setbacks shall be those shown on the attached PUD – Master Land Use Plan. The maximum height shall be one story for the storage unit buildings and two stories for the duplex buildings.
4. Prior to issuance of a Certificate of Occupancy, the applicant shall, at applicant's cost, construct public sidewalks along Whipple Street in front of the duplexes and along Townline Avenue from Whipple Street to Madison Road.
5. The site plan shall include, and the applicant shall construct, a gated emergency-access-

- only driveway on Townline Avenue.
6. The proposed storage unit buildings shall be constructed using materials that are suitable for residential garages including vinyl siding, asphalt singles, and aluminum overhead doors. If a security fence is provided, it shall be vinyl-coated chainlink or better and may not include barbed wire.
 7. This development is limited to one pole or ground-mounted sign up to 100 square feet per face along Madison Road, and may not include wall signs on the storage unit buildings.
 8. Prior to issuance of a Building Permit for this project, the applicant shall submit a PUD Final Plan that reflects the conditions above and detailed site & architectural plans for Planning staff review and approval.
 9. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Director of Planning & Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.
 10. This development shall include a Landscape Strip along Townline Avenue consisting of evergreen shrubs at least 3 feet in height when planted to address neighborhood view & light trespass concerns.

Adopted this _____ day of _____, 2017.

City Council of the City of Beloit

David F. Luebke, 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 1405 Madison Road & 1402 Townline Avenue

Date: February 6, 2017

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

R.H. Batterman, on behalf of Jeff Adleman, has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the properties located at 1405 Madison Road & 1402 Townline Avenue. The applicant has also submitted an application for a Zoning Map Amendment to change the zoning district classification from C-2, Neighborhood Commercial District to PUD, Planned Unit Development District, for the properties located at 1405 Madison Road & 1402 Townline Avenue. A copy of the PUD - Master Land Use Plan is attached to this report.

Key Issues (maximum of 5):

- The applicant has submitted an application for a PUD – Master Land Use Plan for a redevelopment project involving the construction of storage unit buildings containing up to 140 storage units and duplexes on the properties located at 1405 Madison Road & 1402 Townline Avenue. As shown on the attachment, the proposed PUD – Master Land Use Plan involves the construction of two duplex buildings on the vacant property at the SW corner of Townline Avenue and Whipple Street (1402 Townline Avenue). The applicant has also proposed the construction of three self-service storage buildings on this vacant land, along with the construction of a driveway connection to the existing commercial property at 1405 Madison Road, which will be remodeled and expanded into an office building for this storage complex.
 - 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. In this case, the proposed PUD would allow duplexes and storage units on one parcel, while limiting the allowable uses of the property to those explicitly shown on the approved PUD Plan.
 - The Fire Department has reviewed the proposed PUD – Master Land Use Plan and has requested a gated emergency-access-only driveway on Townline Avenue to allow adequate protection of the storage units. The City Engineer has reviewed the proposed PUD – Master Land Use Plan and has requested the installation of public sidewalks in front of the duplexes along Whipple Street and along Townline Avenue to allow the duplex residents to access the school and the businesses along Madison Road.
 - The proposed duplexes would face the school to the north (Whipple Street) and have 30-foot front building setbacks. The proposed storage units would have a street (Townline) building setback of 30 feet. The proposed storage unit driveway would connect to the existing shared driveway at 1405 Madison Road that also serves the adjacent McDonald's. The storage units would not be accessed via Townline Avenue.
 - The Plan Commission reviewed this item on December 7, 2016 and voted unanimously (6-0) to recommend approval of the PUD - Master Land Use Plan, subject to the nine conditions recommended by Planning staff and an additional condition requiring a Landscape Strip along Townline Avenue. The attached Resolution has been modified (see condition #10) to require evergreen shrubs at least 3 feet in height when planted.
-

Conformance to Strategic Plan:

- Consideration of this request supports Strategic Goal #3.
-

Sustainability:

- **Reduce dependence upon fossil fuels** – 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

11.a New use this PUD-2016-04 1405 Madison Rd-1402 Townline Ave Council Report

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: December 7, 2016	Agenda Items: 5 & 6	File Number: PUD-2016-04 & ZMA-2016-05
Applicant: R.H. Batterman	Owner: Jeff Adleman (Accepted Offer to Purchase 1405 Madison Road)	Location: 1405 Madison Road & 1402 Townline Avenue
Existing Zoning: C-2, Neighborhood Commercial	Existing Land Use: Vacant Land & Building	Parcel Size: 0.4 Acre; 3.55 Acres

Request Overview/Background Information:

R.H. Batterman, on behalf of Jeff Adleman, has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the properties located at 1405 Madison Road & 1402 Townline Avenue. The applicant has also submitted an application for a Zoning Map Amendment to change the zoning district classification from C-2, Neighborhood Commercial District to PUD, Planned Unit Development District, for the properties located at 1405 Madison Road & 1402 Townline Avenue. A copy of the PUD - Master Land Use Plan is attached to this report.

Key Issues:

- The applicant has submitted an application for a PUD – Master Land Use Plan for a redevelopment project involving the construction of storage unit buildings containing up to 140 storage units and duplexes on the properties located at 1405 Madison Road & 1402 Townline Avenue.
- As shown on the attachment, the proposed PUD – Master Land Use Plan involves the construction of two duplex buildings on the vacant property at the SW corner of Townline Avenue and Whipple Street (1402 Townline Avenue). The applicant has also proposed the construction of three self-service storage buildings on this vacant land, along with the construction of a driveway connection to the existing commercial property at 1405 Madison Road, which will be remodeled and expanded into an office building for this storage complex.
- 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. In this case, the proposed PUD would allow duplexes and storage units on one parcel, while limiting the allowable uses of the property to those explicitly shown on the approved PUD Plan.
- This PUD request is one of three land use applications needed for this project. The others are a change in the Future Land Use Map and a rezoning request from C-2, Neighborhood Commercial to PUD. All three applications will be reviewed on the same meeting schedule. If approved, these properties and a 2,200 square-foot triangular piece of the gas station parcel will be consolidated via Certified Survey Map (CSM).
- The attached Public Notice was sent to property owners within 300 feet of the subject property. As of this writing, staff has been contacted by one neighboring property owner who supports this project.
- The Fire Department has reviewed the proposed PUD – Master Land Use Plan and has requested a gated emergency-access-only driveway on Townline Avenue to allow adequate protection of the storage units.
- The City Engineer has reviewed the proposed PUD – Master Land Use Plan and has requested the installation of public sidewalks in front of the duplexes along Whipple Street and along Townline Avenue to allow the duplex residents to access the school and the businesses along Madison Road.
- The other Review Agents have not submitted any comments or concerns.
- 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.
- The proposed duplexes would face the school to the north (Whipple Street) and have 30-foot front building setbacks. The proposed storage units would have a street (Townline) building setback of 30 feet. The proposed storage unit driveway would connect to the existing shared driveway at 1405 Madison Road that also serves the adjacent McDonald's. The storage units would not be accessed via Townline Avenue.
- 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 plan will allow the redevelopment of two underutilized parcels with a combination of uses that are not allowed in the existing C-2 zoning classification. The proposed PUD

zoning classification is highly preferable to C-3, Community Commercial, as the PUD process allows the approval of a specific list of uses that ensures land use compatibility and neighbor certainty.

- **The PUD - Master Land Use Plan complies with the standards of Section 5-300.** See the Staff Recommendation section below.
- **Service providers will be able to provide necessary public services, facilities, and programs to serve the development proposed.** Provided the applicant is able to include the emergency access gate and public sidewalks requested by the Review Agents, the proposed development can be served by public facilities and services.
- **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 development will create four new dwelling units in close proximity to an elementary school, and will bring a significant redevelopment to an area that has experienced very limited redevelopment activity during the past decade. Planning staff will ensure that the storage units are designed to include elements such as siding, shingles, lighting, and fencing that are compatible with the adjacent residential and 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 will allow a significant redevelopment project that maintains appropriate buffers between the storage unit development and the adjacent school and homes. With respect to the Findings of Fact for a Zoning Map Amendment, the proposed PUD is compatible with existing nearby uses and the surrounding residential and institutional zoning classifications, and will allow redevelopment of two underutilized parcels.

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 PUD - Master Land Use Plan and a Zoning Map Amendment to change the zoning district classification from C-2, Neighborhood Commercial District to PUD, Planned Unit Development District, for the properties located at 1405 Madison Road & 1402 Townline Avenue, based on consistency with the Comprehensive Plan and Zoning Ordinance and subject to the following conditions:

1. This approval authorizes the construction of up to three storage unit buildings containing up to 140 units and two duplex buildings on the properties located at 1405 Madison Road & 1402 Townline Avenue as shown on the PUD – Master Land Use Plan. No other commercial or residential uses are allowed on the subject properties.
2. Prior to issuance of a Building Permit, the applicant shall record a Certified Survey Map (CSM) that consolidates the subject properties and the 2,200 square-foot parcel being purchased from an adjoining owner for driveway access. The duplexes may be placed on individual lots via CSM.
3. The building setbacks shall be those shown on the attached PUD – Master Land Use Plan. The maximum height shall be one story for the storage unit buildings and two stories for the duplex buildings.
4. Prior to issuance of a Certificate of Occupancy, the applicant shall, at applicant's cost, construct public sidewalks along Whipple Street in front of the duplexes and along Townline Avenue from Whipple Street to Madison Road.
5. The site plan shall include, and the applicant shall construct, a gated emergency-access-only driveway on Townline Avenue.
6. The proposed storage unit buildings shall be constructed using materials that are suitable for residential garages including vinyl siding, asphalt singles, and aluminum overhead doors. If a security fence is provided, it shall be vinyl-coated chainlink or better and may not include barbed wire.
7. This development is limited to one pole or ground-mounted sign up to 100 square feet per face along Madison Road, and may not include wall signs on the storage unit buildings.
8. Prior to issuance of a Building Permit for this project, the applicant shall submit a PUD Final Plan that reflects the conditions above and detailed site & architectural plans for Planning staff review and approval.
9. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this PUD – Master Land Use Plan. The Director of Planning & Building Services may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

Fiscal Note/Budget Impact: N/A

Attachments: Proposed PUD Plan, Photos, Applications, Public Notice, and Mailing List.



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-2016-04

1. Address of subject property: 1405 MADISON RD., 1343 1/2 MADISON RD., 1402 TOWNLIN AVE.
2. Legal description: LOT 1 CSM VII P. 5376; LOT 1 CSM V 20 P. 381; PARCEL A, ATTACHED
If necessary attach a copy of the complete legal description.
3. Area of parcel in square feet or acres: ~~3.94~~ ACRES 4.00 ACRES
4. Tax Parcel Number(s): 12760005, 12760020, 12760010
5. Owner of record: JEFFREY ADLEMAN Phone: 289-6340
PO BOX 598 SOUTH BELOIT IL 61080
(Address) (City) (State) (Zip)
6. Applicant's Name: ~~JEFFREY ADLEMAN~~ RH BATTERMAN - FRANK MCKEAN
2857 BARTELS DR. BELOIT WI 53511
(Address) (City) (State) (Zip)
(608) 365-4464 1 MA 1 FMCKEAN@RHBATTERMAN.COM
(Office Phone #) (Cell Phone #) (E-mail Address)
7. All existing use(s) on this property are: VACANT LAND - RESIDENTIAL; B-COMMERCIAL
8. The applicant requests review and approval of a PLANNED UNIT DEVELOPMENT /
Master Land Use Plan: in a(n) C-2 Zoning District.
9. A Preapplication Conference was held on: 8/18/16
10. All the proposed use(s) for this property will be:
Principal use(s): STORAGE UNITS AND DUPLEXES
Secondary use(s): _____
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 STORAGE UNITS
12. Describe how the proposed development provides greater benefits to the City of Beloit
than an otherwise permitted development. NEW HOUSING ON
THE WEST SIDE OF THE CITY; DEVELOPMENT
OF AN EMPTY LOT. INCREASED TAX BASE,
POTENTIAL OF JOBS DURING CONSTRUCTION & PART
OF RUNNING THE BUSINESS.

13. Project timetable: Start date: MARCH 2017 Completion date: Aug 2017

14. 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: OFFER TO PURCHASE
- Other, explain: _____

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

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

_____ (Signature of Owner)	_____ (Print name)	_____ (Date)
<u>Frank M. Kearn</u>	<u>Frank M^eKearn</u>	<u>11/1/16</u>
_____ (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: \$200.00	Amount paid: <u>\$200.⁰⁰</u> Meeting date: <u>Dec. 7, 2016</u> <i>check # 629116</i>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>Draw Pennington</u>	Date: <u>11/1/16</u>

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.: 2MA-2016-05

1. Address of subject property: 1405 Madison Rd, 1343 1/2 Madison Rd, 1402 Townline Ave.

2. Legal description: Lot: _____ Block: _____ Subdivision: LOT 1 CSA V 11 P. 53B
(If property has not been subdivided, attach a copy of the complete legal description from deed.) LOT 1 (SM V 22 P. 38) 1/2 PARCEL A ATTACHED

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

If more than two acres, give area in acres: 4.00 acres.

3. Tax Parcel Number(s): 12760005, 12760010, 12760020

4. Owner of record: JEFFREY ADLEMAN Phone: 289-6340

PO Box 598 SOUTH BELOIT IL 61080
(Address) (City) (State) (Zip)

5. Applicant's Name: RH BATTERMAN - FRANK McKEARN

2857 BARTLETT DR BELOIT WI 53511
(Address) (City) (State) (Zip)

(608) 365-4464 1 MA 1 FRANK@RHBATTERMAN.COM
(Office Phone #) (Cell Phone #) (E-mail Address)

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

Change zoning district classification from: C-2 to: PUD

All existing uses on this property are: VACANT/UNDEVELOPED; B-COMMERCIAL

7. All the proposed uses for this property are:

Principal use(s): STORAGE UNITS AND DUPLEXES

Secondary use(s): N/A

Accessory use(s): N/A

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

(X) Owner

() 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): JEFF ADLEMAN Phone: 608.289.6340

P.O. Box 598 South Beloit IL 61080
(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.

(Signature of Owner) (Print name) (Date)
Frank McKeown | Frank McKeown | 11/1/16
(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: Dec. 7, 2016
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$
Application accepted by: Drew Pennington Date: 11/1/16
Date Notice Published: _____ Date Notice Mailed: _____



NOTICE TO THE PUBLIC

November 17, 2016

To Whom It May Concern:

R.H. Batterman, on behalf of Jeff Adleman, has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the properties located at:

1405 Madison Road & 1402 Townline Avenue.

The applicant has proposed a redevelopment project involving the construction of storage unit buildings and duplexes on the above-referenced properties. As shown on the attachment, the proposed PUD – Master Land Use Plan involves the construction of two duplex buildings on the vacant property at the SW corner of Townline Avenue and Whipple Street (1402 Townline Avenue). The applicant has also proposed the construction of three self-service storage buildings on this vacant land, along with the construction of a driveway connection to the existing commercial property at 1405 Madison Road, which will be remodeled and expanded into an office building for this storage complex. The applicant has also submitted an application for a Zoning Map Amendment from C-2, Neighborhood Commercial District to PUD District related to this project.

The following public hearings will be held regarding these applications:

City Plan Commission: Wednesday, December 7, 2016, 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: Tuesday, January 17, 2017, 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.

A DELAWARE CORPORATION
MCDONALDS REAL ESTATE CO
45 STATE ST
BELOIT, WI 53511

LESLIE HAMIL
220 S 8TH
SOUTH BELOIT, IL 61080

JUAN TREJO
1400 RITSHER ST
BELOIT, WI 53511

DAVID WHEELER
1928 WHIPPLE ST
BELOIT, WI 53511

GREGORY STEPHENSON
1353 TOWNLINE AVE
BELOIT, WI 535114168

JEFFREY & VICKIE LETCHER
1418 JOHNSON ST
BELOIT, WI 535113307

JOSEPH R & ANDREA M HALFERTY
1430 JOHNSON ST
BELOIT, WI 53511

FRED & JANET COURTNEY
1437 JOHNSON ST
BELOIT, WI 535113307

HOWARD H & PATRICIA A SAILING
1448 JOHNSON ST
BELOIT, WI 535113307

HAROLD HILLS
1341 TOWNLINE AVE
BELOIT, WI 535114168

PYARALI PUNJWANI BELOIT
ENTERPRISES INC
1343 MADISON RD
BELOIT, WI 53511

QUIGLEY SMART ENTERPRISES
1344 MADISON RD
BELOIT, WI 535114078

JASON M & JULIA M RYAN
1364 MADISON RD
BELOIT, WI 53511

JENISE COLEMAN
1418 RITSHER ST
BELOIT, WI 53511

JANICE MONTERO
1756 JACKSON ST
BELOIT, WI 53511

RANDALL CHURCHILL
8926 HWY 81
BELOIT, WI 53511

DAVID J & ANDREA C HECKNER
1812 WHIPPLE ST
BELOIT, WI 53511

ALLEN FULL
9501 S CREEK RD
BELOIT, WI 53511

MATTHEW L & DIANNE L FINNEGAN
P O BOX 41
BELOIT, WI 535120041

MICHAEL WARBLOW
1366 JOHNSON ST
BELOIT, WI 535113307

THE MOUSE TAVERN INC
1408 MADISON RD
BELOIT, WI 535114042

DAVID HALL
560 AZALEA TERR
BELOIT, WI 535111602

JEFFERY ADLEMAN
P O BOX 598
SOUTH BELOIT, IL 61080

FEDERAL NATIONAL MORTGAGE
ASSOCIATION
P O BOX 650043
DALLAS, TX 75265

SYNTHIA POTUZNİK
1327 TOWNLINE AVE
BELOIT, WI 53511

MATHEW W & REGINA M
KLEINSCHMIDT
1412 JOHNSON ST
BELOIT, WI 535113307

RICHARD FESSENDEN
1822 WHIPPLE ST
BELOIT, WI 53511

BARBARA CASIDAY
9501 S CREEK RD
BELOIT, WI 53511

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

JEFFREY & VICKIE LETCHER
1418 JOHNSON ST
BELOIT, WI 535113307

LAURIE AMUNDSON
1403 TOWNLINE AVE
BELOIT, WI 535114156

JAMES A & CYNTHIA A FOGARTY
122 S PRAIRIE
ROCKTON, IL 61072

BRIAN & JULIA MAJERUS
1447 RITSHER ST
BELOIT, WI 535114072

HOLLY PERRY
1436 JOHNSON ST
BELOIT, WI 53511

MESSIAH LUTHERAN CHURCH
1531 TOWNLINE AVE
BELOIT, WI 535113245

SCHOOL DISTRICT OF BELOIT
1633 KEELER AVE
BELOIT, WI 53511

ANN O'MALLEY
5709 WILLOW CREEK LN
ROSCOE, IL 61073

STEVEN & CHERYL PINNOW
1360 MADISON RD
BELOIT, WI 535114078

RESOLUTION AUTHORIZING THE PAYMENT RESTRUCTURE OF OUTSTANDING SPECIAL ASSESSMENTS AGAINST WALNUT GROVE PLAT I AND PLAT II

WHEREAS, in 2005, the City Council of the City of Beloit previously levied special assessments for the provision of public infrastructure in Walnut Grove Plat I and Plat II; and

WHEREAS, the Developer and owner of the unsold units in the subdivision is Intrinsic I, LLC; and

WHEREAS, in 2013, the City Council granted Intrinsic I, LLC a three-year nonuse deferral of said special assessments with an anticipated first payment due January 31, 2017; and

WHEREAS, Intrinsic I, LLC has approached the City with a request for an additional extension of the deferred special assessments or a payment restructuring of the outstanding special assessments to avoid dire financial consequences; and

WHEREAS, Intrinsic I, LLC has paid in full each assessment levied upon individual units at the time of closing on each unit sold and will continue to make such payments retiring in full the assessment levied against each individual lot at the time of sale; and

WHEREAS, section 33.08 of the Municipal Code contemplates non-use deferrals under certain conditions; and

WHEREAS, in this instance, there is no apparent need for a Master Development Plan, a marketing study, a business pro-forma nor a surety bond or letter of credit; and

WHEREAS, based upon the current economic conditions the payment arrangement outlined herein is in the best interests of the City, will allow financial relief to the developer and guarantee to the City annual payments towards the outstanding special assessments.

NOW, THEREFORE, the City Council of the City of Beloit hereby resolves:

1. That except as expressly amended herein, all of the provisions of the prior resolutions levying special assessments against Walnut Grove Plat I and Plat II or granting deferrals thereof, shall remain in full force and effect.

2. Developer shall continue to be required to make full repayment to the City of all principal and interest accrued against each individual unit in the subdivision as each property is transferred, sold or assigned at the time of closing. Upon such full repayment the City will release its special assessment lien against said individual unit, regardless of the deferral of scheduled payments provided for in this resolution.

3. The outstanding unpaid special assessments are hereby extended pursuant to the Code of General Ordinances of the City of Beloit section 33.08 and shall be paid pursuant to the following terms:

- a. As of December 31, 2016 there are outstanding special assessments on 30 units which total \$331,017.00 The City will recalculate the outstanding interest from January 1, 2006 through December 31, 2016 at an interest rate of 1.75% per annum which totals \$69,599.56, creating an outstanding balance of \$400,616.56 as of December 31, 2016.
- b. Intrinsic I, LLC shall pay \$25,000 no later than February 10, 2017.
- c. The outstanding balance of \$375,616.56 shall be amortized over ten (10) years at an interest rate of one percent (1%) per annum, beginning January 31, 2017. The first installment payment of \$39,658.38 shall be due no later than January 31, 2018. Subsequent payments shall be due annually no later than January 31 of each year. The final payment shall be due no later than January 31, 2027.
- d. As each unit is sold and the outstanding special assessment is paid at the time of closing, a credit shall be applied toward the next annual payment required by this resolution. The City further agrees that if three or more units are transferred, sold, or assigned and the special assessment is paid from February 1 of a year to January 31 of the following year, the City shall waive the interest due for the annual payment due January 31. (For example, if one unit is conveyed and the special assessment is paid on July 1, another unit is conveyed and the special assessment is paid on October 15 and a third unit is conveyed and the special assessment is paid on January 15, there shall be no interest due on the annual payment due January 31.)
- e. Failure to make any payment required by this resolution shall mean the immediate acceleration of all remaining payments for any outstanding special assessments. Any amount that remains unpaid on November 1 shall be added to the tax roll for collection and settlement under Ch. 74, Wis. Stats.

4. An exception is hereby granted waiving the requirements of the Code of General Ordinances of the City of Beloit Section 33.08(2)(c) that the Developer provide a Master Development Plan, a marketing study, a business pro-forma or a surety bond or letter of credit.

5. The City Clerk is directed to publish this resolution in the official newspaper of the City and to provide a copy to Intrinsic I, LLC.

Adopted this 6th day of February, 2017.

CITY COUNCIL OF THE CITY OF БЕЛОIT

David F. Luebke, President

Attest:

Lorena Rae Stottler, City Clerk

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: RESOLUTION AUTHORIZING THE PAYMENT RESTRUCTURE OF OUTSTANDING SPECIAL ASSESSMENTS
AGAINST WALNUT GROVE PLAT I AND PLAT II

Date: February 6, 2017

Presenter: Eric R. Miller

Department: Finance and Administrative Services

Overview/Background Information:

On October 7, 2013 the City Council approved a Fourth Amended Resolution granting Walnut Grove subdivisions an additional three-year deferral for payment of the special assessments. The due date for the first installment established in that Fourth Amended Resolution was to be January 31, 2017.

The owners have asked the City to consider a restructure of the current payment plan which is set to be completed January 31, 2021. Under the restructured payment plan, the owners would make a \$25,000 cash payment to the City as partial payment of the existing levied special assessments which totaled \$112,995.80. The City would then make a cash payment to the County for the difference in order to satisfy the levied special assessment. The County will then send all the funds back to the City as part of the normal Tax Settlement process. The amount the City paid to satisfy the levied special assessment will be added back to the amount the owners owe. The reason for doing it this way alleviates the owners from incurring any late penalty and interest charges and has a zero effect on the City.

Under the new restructure agreement, cumulative interest will be recalculated from 2006 through 2016 at 1.75% on the remaining 30 lots, each with an original principal amount of \$11,033.90. This will recalculate the amount owed as \$400,616.56. The \$25,000 will reduce this amount to \$375,616.56 which will then be repaid over a 10 year basis at an interest rate of 1% per year. The outstanding special assessment on any sold lot will be paid in full upon closing and will be applied to the outstanding annual amount due. If three or more lots are sold and closed upon in the calendar year, the City will waive the amount of interest due that year. This is providing incentive for the owners to build and sell the units faster. If all interest is forgiven over the life of the loan, that will save the developer \$20,932.79 in interest. However, the City will make up that amount in property tax revenue by 2020. If the owners sell less than three units in a calendar year, the City will levy the difference of the amount due and the specials already paid. This protects the City and allows for regular payments to continue to be made. There is a significant benefit to the City in the form of new property tax base and revenue. This restructure begins the process of getting the special assessments repaid. If this restructure is not approved, under the current economic condition of the owners, there is a distinct probability that these parcels would go into tax foreclosure and increases the chance that the City will receive nothing and have to write off the entire balance.

Key Issues (maximum of 5):

1. Restructure cumulative interest on 30 remaining lots (\$11,033.90 per lot) from 2006 – 2016 at 1.75% per year.
 2. The new loan will not be deferred any longer and will be paid back as a 10 year loan at a 1% interest rate per year.
 3. Owners will make \$25,000 cash payment upon approval of agreement setting new principal at \$375,616.56.
 4. City will write check to county for \$112,995.80 to satisfy levy but will receive it all back with tax settlement.
 5. If at least three units are sold each calendar year during the agreement, the City will waive the interest due that year.
-

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

This conforms to Strategic Goal #3 to create and sustain economic and residential growth. This will allow new residential growth as well as fostering relationships with developers to promote development. This is a true partnership with the developer.

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:

Approval the Resolution

Fiscal Note/Budget Impact:

The City will received payment towards the outstanding special assessments at least annually. This will create capacity in the special assessment fund and allow the City to use the funds for other special assessment projects.

Attachments:

Proposed Resolution

**RESOLUTION LEAVING COUNCILOR MARILYN SLONIKER'S COUNCIL SEAT
VACANT AND UNFILLED UNTIL THE APRIL 2017 ELECTION**

WHEREAS, Councilor Marilyn Sloniker has resigned her council seat effective January 31, 2017 which will create a vacancy in the Office of City Councilor as of February 1, 2017; and

WHEREAS, Councilor Sloniker's term of office expires April 17, 2017; and

WHEREAS, section 1.06(2)(d) of the city ordinances provides that if a vacancy occurs less than six (6) months prior to the next April election, the City Council shall determine whether the vacancy shall be filled by appointment prior to the election.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Beloit hereby resolves to leave Councilor Sloniker's council seat vacant until the April 2017 election.

Adopted this 6th day of February, 2017.

CITY COUNCIL OF THE CITY OF БЕЛОIT

David F. Luebke, President

ATTEST:

Lorena Rae Stottler, City Clerk

CITY OF BELOIT



REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: RESOLUTION TO LEAVE COUNCIL SEAT VACANT UNTIL THE APRIL, 2017 ELECTION

Date: February 6, 2017

Presenter: Lori S. Curtis Luther/Elizabeth A. Krueger

Department: City Manager/City Attorney

Overview/Background Information:

Councilor Marilyn Sloniker has tendered her resignation from the City Council effective on January 31, 2017. President Luebke has accepted her resignation and has asked that this matter be placed on the council agenda for the meeting on February 6, 2017 in order to comply with section 1.06(2)(d) of the Code of General Ordinances for the City of Beloit.

Section 1.06(2)(d) provides that when a vacancy occurs by a resignation less than 6 months prior to the next April election, the City Council shall determine, by majority vote, whether the vacancy shall be filled by appointment prior to the election required by §17.23(1)(a), Wis. Stats. Council has the option of allowing the seat to remain vacant until the spring election.

Due to the short time left before the spring election, staff recommends leaving the seat vacant.

Key Issues (maximum of 5):

1. Councilor Marilyn Sloniker has tendered her resignation from the City Council effective January 31, 2017.
 2. President Luebke has accepted her resignation.
 3. The City Council must determine whether to fill the seat left vacant by Councilor Sloniker.
 4. A majority vote is required to fill the vacancy by appointment.
 5. Council may choose to leave the seat vacant and await the results of the spring election.
-

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

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:

Approval the Resolution

Fiscal Note/Budget Impact:

No fiscal impact is expected if the vacancy is left open until the spring election

Attachments:

Proposed Resolution

RESOLUTION
APPROVING 2017 COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) LOCAL FUNDING PRIORITIES

WHEREAS, 2017 local funding priorities were recommended by the Community Development Authority on June 22, 2016 and approved by the City Council on July 25, 2016 in order to ensure the funds were allocated to projects which meet the greatest needs; and

WHEREAS, the local funding priorities were included in the 2017 CDBG application which was sent to agencies in July, and the City Council approved a 2017 CDBG Budget which awarded funds to agencies who meet the local funding priorities; and

WHEREAS, Councilor DeForest and Family Services have informed the City that Councilor DeForest has been working for Family Services of Southern Wisconsin and Northern Illinois (Family Services) since May 28, 2016 which constitutes a conflict of interest under the CDBG Program; and

WHEREAS, Councilor DeForest voted on the 2017 CDBG Local Funding Priorities that were approved by City Council on July 25, 2016, which requires the City Council to reconsider these funding priorities a second time; and

WHEREAS, Councilor DeForest has abstained from voting on the 2017 CDBG Local Funding Priorities and pursuant to past practice removed herself from the council chambers to ensure that her participation and presence does not present or create a conflict of interest.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Beloit hereby approves the 2017 CDBG local funding priorities as shown on the attached Exhibit A.

Adopted this 6th day of February, 2017.

BELOIT CITY COUNCIL

Dave F. Luebke, Council President

ATTEST:

Lorena Rae Stottler, City Clerk

Exhibit A
2017 COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) LOCAL FUNDING PRIORITIES

1. Public Service Programs which focus on comprehensive case management strategies, with priority given to neighborhood stabilization activities, education in budgeting and life skills, and employment training that corresponds with local employment opportunities.
2. Code Enforcement
3. Housing Rehabilitation
4. Economic Development Activities, with priority given to Technical Job Training
5. Program Administration
6. Fair Housing

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Resolution Establishing Local Funding Priorities for the 2017 CDBG Program

Date: February 6, 2017

Presenter: Julie Christensen

Department: Community Development

Overview/Background Information:

The Department of Housing and Urban Development requires that we provide an opportunity each year for citizens to give input on public housing, community development, homeless and housing needs and to prepare an Annual Action Plan in order to qualify to receive CDBG funding.

The Community Development Authority (CDA) board is recommending that City Council approve funding priorities for inclusion in the 2017 CDBG Application. These priorities were developed based on the needs identified in the 2015-2019 Consolidated Plan, which is a 5-year strategic plan for the use of CDBG funds. In preparation of the Consolidated Plan, staff held three Steering Committee meetings with local agencies and community leaders to obtain input about the needs of the community and gaps in services.

Key Issues (maximum of 5):

1. The CDA recommended the local funding priorities listed on Exhibit A on June 22, 2016.
 2. A public hearing was held during the July 5, 2016 City Council meeting to allow public input on the housing, homeless, and community development needs in the Community. Three people spoke during this hearing:
 - a. Ian Hedges from HealthNet spoke about the importance of wellness and assistance with costs of medication. He requested that health and dental services be a priority and explained that 40% of their clients are from Beloit.
 - b. Donna Ambrose from Caritas and also a Beloit resident spoke about the need for emergency housing assistance and said that Beloit residents need assistance and free education with landlord/tenant issues. She gave examples of Beloit tenants who had property maintenance issues with their units, and once they reported the issues, the landlords retaliated. She also said there is a need in the community for food and security deposit assistance.
 - c. Lynn Vollbrecht from Community Action, Inc. spoke about the various programming provided by Community Action and explained that they have a renewed focus on youth programming.
 3. The funding priorities were included in the CDBG application, which was sent out to agencies in July. The City Council subsequently adopted a 2017 CDBG Budget which awarded funds to agencies who meet the local funding priorities.
 4. Councilor DeForest and John Pfeleiderer, Executive Director of Family Services, have informed the City that Councilor DeForest works part-time for Family Services as a Client Support Specialist for the Domestic Violence Center on weekends. Her employment began with the agency on May 28, 2016.
 5. Although Councilor DeForest did abstain from voting on the 2017 CDBG Budget and left the room during the discussion and subsequent vote, she did participate in the discussion and vote on the 2017 CDBG Local Funding Priorities at the July 25, 2016 City Council Meeting, which constitutes a conflict of interest under the CDBG Program.
 6. Therefore, we are bringing forward the 2017 CDBG Local Funding Priorities at this meeting for action. At the next meeting, on February 20, 2017, the City Council will take action on the 2017 CDBG Budget. Councilor DeForest will abstain from these items and will leave the room during the discussion and subsequent vote on the items.
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Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

Approval of this project would conform with Goal #1's stated purpose creating and sustaining safe and health neighborhoods.

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** Establishing local funding priorities will allow the City to fund the City's most pressing needs with its CDBG funding.

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:

Recommendation to Council to approve the resolution establishing 2017 CDBG funding priorities.

Fiscal Note/Budget Impact:

Although establishing CDBG local funding priorities will not impact the amount of our CDBG dollars, it will allow the City to use these funds in the most effective manner possible.

Attachments:

Resolution