



**AGENDA
BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Monday, February 20, 2017**

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
 - a. Proclamation in Recognition of Beloit International Film Festival (Leavy)
4. PUBLIC HEARINGS
 - a. Proposed Ordinance amending the Zoning District Map 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)
Plan Commission recommendation for approval 6-0 First Reading
5. PUBLIC COMMENTS
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 February 6, 2017 (Stottler)
 - b. Resolution approving an Addendum No. 2 to Kadlec Drive Condominium Plat for property located at 2660 Kadlec Drive (Christensen)
Plan Commission recommendation for approval 6-0
 - c. Application for a Conditional Use Permit to allow an outdoor seating area in a C-3, Community Commercial District, for the property located at 605 Eclipse Blvd (Christensen) Refer to Plan Commission
 - d. Resolution authorizing Final Payment of Public Works Contract C15-23, Milwaukee Road Concrete Repair (Boysen)
7. ORDINANCES
8. APPOINTMENTS
9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS
10. CITY MANAGER'S PRESENTATION
 - a. Annual Landmarks Commission Report- 2016 (Alex Blazer, Chairperson)

11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Resolution approving the 2017 Annual Action Plan and CDBG Budget (Christensen)
- b. The City Council may adjourn into closed session for the following purposes: (Council will convene in the City Manager's Conference Room -- 4th floor of City Hall for the closed session items and will not reconvene in open session)
 - (1) Pursuant to Wis. Stats. §19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, in particular to discuss 949 Third Street and 936 Second Street (Janke)
 - (2) Pursuant to §19.85(1)(g), Wis. Stats. for the purposes of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved; namely, to discuss the Town of Beloit's request for a possible boundary agreement. (Luther/Krueger)

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 15, 2017
Lorena Rae Stottler
City of Beloit City Clerk
www.beloitwi.gov

City Council meetings occur on the first and third Mondays of the month. Meetings are televised on Charter Cable Access digital channel 992, and are live streamed via the Beloit Access Television (BATV) YouTube Channel. Council meetings are rebroadcast on Charter Cable Access digital channel 992 multiple times throughout the week, and are archived on the BATV YouTube Channel for viewing at your leisure.

WHEREAS, in 2017 the Beloit International Film Festival (BIFF) will mark a dozen years as a much anticipated element of the cultural calendar in this community; and

WHEREAS, BIFF has inspired area businesses and institutions to engage in a partnership to promote Beloit, and to attract broadly representative and diverse audiences to this city; and

WHEREAS, BIFF has been true to its mission of enhancing the business life and reputation of Beloit by keeping its core venues in the downtown area; and

WHEREAS, BIFF has developed from a long weekend in 2006 to ten days and nights of films and entertainment, and year-round offerings of films, attracting artists from around the world; and

WHEREAS, BIFF continues its concern for the community through such programs as Kids At BIFF and the Beloit Health System BIFF CARES series; and

WHEREAS, Rod Beaudoin, who has brought a unique spirit to this community as he has shaped this Festival since its beginning, will step down this year as executive director, yielding its direction to Max Maiken, a native of Beloit and a graduate of its educational institutions.

NOW, THEREFORE, THE BELOIT CITY COUNCIL hereby extends the welcome of Beloit to all filmmakers and visitors to our community for the Beloit International Film Festival, February 24 to March 5, 2017 and we thank the hundreds of volunteers for celebrating this City and its people through the Power of Film.

Presented this 20th day of February, 2017.

David F. Luebke, Council President

ATTEST:

Lorena Rae Stottler, City Clerk

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 part of 1801 Gateway Blvd, is hereby changed from C-1, Office District to M-1, Limited Manufacturing District:

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.

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

Adopted this ____ day of _____, 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 Part of 1801 Gateway Blvd

Date: February 20, 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 Plan Commission recently approved 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 that will do business as G5 Brewing Company.
- The proposed microbrewery use is the impetus for the requested M-1 zoning district classification. The M-1 zoning district classification will give the applicant greater long-term flexibility by allowing the production & distribution functions that are associated with a growing microbrewery. 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.
- A Location & Zoning Map is attached to this report. As shown on the attached map, the subject property is across from the Northstar property and the Alliant Energy substation, both of which are zoned M-1. The majority of the Gateway Business Park is already zoned M-1, and if approved, this rezoning would simply extend an existing M-1 district that currently ends at the Alliant Energy substation property on the west side of Gateway Blvd.
- The Gateway Business Park is planned to include a diverse mix of high-quality office, manufacturing, and warehouse uses with some supporting uses including day care centers, hotels, and restaurants. The subject property is surrounded by undeveloped agricultural land, although the Northstar facility and Alliant Energy substation are nearby. The requested M-1 zoning district classification and planned microbrewery are compatible with the existing nearby uses and the planned business park uses.
- The Plan Commission reviewed this item on February 8, 2017 and voted unanimously (6-0) to recommend approval of this Zoning Map Amendment.

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Business Park uses, and the requested M-1 zoning district classification is consistent with this recommendation. Consideration of this request supports City of Beloit 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 and 2nd readings of the proposed Ordinance

Fiscal Note/Budget Impact: The proposed purchase price is \$25,600, and once sold, the property will become taxable.

Attachments: Ordinance and Staff Report to the Plan Commission

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: February 8, 2017 **Agenda Item:** 4 **File Number:** ZMA-2017-01
Applicant: Gateway Brewing Co. LLC **Owner:** City of Beloit **Location:** Part of 1801 Gateway Blvd
Current Zoning: C-1, Office District **Existing Land Use:** Vacant Land **Parcel Size:** 5.1 Acres

Request 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.

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

Key Issues:

- The 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 that will do business as G5 Brewing Company.
- The proposed microbrewery use is the impetus for the requested M-1 zoning district classification. The M-1 zoning district classification will give the applicant greater long-term flexibility by allowing the production & distribution functions that are associated with a growing microbrewery.
- 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.
- A Location & Zoning Map is attached to this report. As shown on the attached map, the subject property is across from the Northstar property and the Alliant Energy substation, both of which are zoned M-1.
- Planning staff mailed the attached Public Notice to the owners of nearby properties and published all required notices. As of this writing, staff has not received any comments or concerns.
- **Findings of Fact** - Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:
 - a. *The existing use of property within the general area of the subject property;*
 - The Gateway Business Park is planned to include a diverse mix of high-quality office, manufacturing, and warehouse uses with some supporting uses including day care centers, hotels, and restaurants. The subject property is surrounded by undeveloped agricultural land, although the Northstar facility and Alliant Energy substation are nearby. The requested M-1 zoning district classification and planned microbrewery are compatible with the existing nearby uses and the planned business park uses.
 - b. *The zoning classification of property within the general area of the subject property;*
 - The majority of the Gateway Business Park is already zoned M-1, and if approved, this rezoning would simply extend an existing M-1 district that currently ends at the Alliant Energy substation property on the west side of Gateway Blvd.
 - c. *The suitability of the subject property for the uses permitted under the existing zoning classification; and*
 - The subject property is suitable for the uses that are permitted in the C-1 district, but the applicant's proposed microbrewery use is not permitted in the C-1 district.
 - d. *The trend of development and zoning map amendments in the general area of the subject property.*
 - The City purchased the subject property in late 2012, following the completion of Gateway Blvd. At the time of purchase, the subject property was part of a larger 44-acre parcel zoned R-1A, Single-Family Residential that extended to the north. In February 2014, the City subdivided the 44-acre parcel into a 35-acre future office/business park development parcel along Gateway Blvd and an 8.6-acre parcel to serve primarily as a buffer behind the then-existing homes along Eagles Ridge Drive. Accordingly, the northern 35-acre parcel (subsequently addressed as 1801 Gateway Blvd) was rezoned from R-1A to C-1, Office District in June 2014 to allow future office/business park development.

- This rezoning request relates to 5.1 acres of the 35-acre parcel known as 1801 Gateway Blvd, to be known in the future as 1895 Gateway Blvd. The remaining 30-acre parent parcel, which will retain its address of 1801 Gateway Blvd, will remain zoned C-1, Office District and will be marketed for office development.

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Business Park uses, and the requested M-1 zoning district classification is consistent with this recommendation. Consideration of this request supports City of Beloit 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

Staff Recommendation:

Based upon the above Findings of Fact and the City's Comprehensive Plan, the Planning & Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from C-1, Office District to M-1, Limited Manufacturing District, for the northernmost 5.1 acres of the property located at 1801 Gateway Blvd.

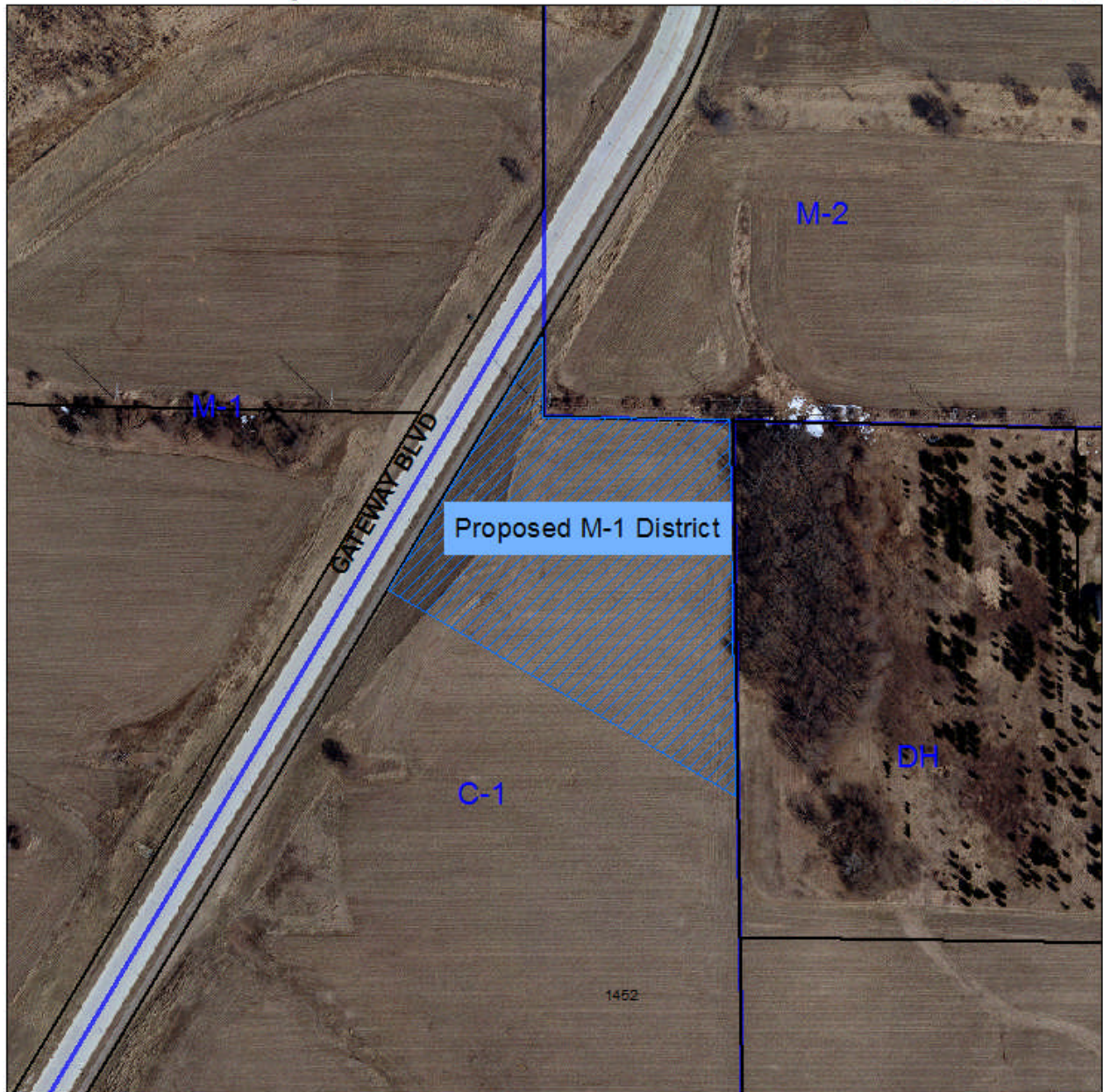
Fiscal Note/Budget Impact: The proposed purchase price is \$25,600.

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

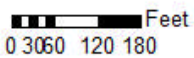
Location & Zoning Map

Part of 1801 Gateway Blvd

ZMA-2017-01



1 inch = 227 feet



Legend

- City Limits
- Zoning District

Map prepared by: Drew Pennington, AICP
Date: January 2017
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

CITY of BELOIT

PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

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)

(Office Phone #) 1608-774-4684 (Cell Phone #) 195brewingcompany@gmail.com (Email 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.

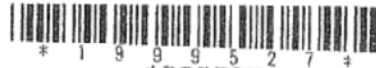
Lori S Curtis Luther Lori S Curtis Luther 12-21-16
(Signature of Owner) (Print name) (Date)

[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>[Signature]</i></u>		Date: <u>12/21/16</u>
Date Notice Published: _____		Date Notice Mailed: _____

Exhibit A



1999527

CERTIFIED SURVEY MAP

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

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

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 БЕЛОИТ, ROCK COUNTY, WISCONSIN

N 1/4 CORNER SECTION 28-1-13



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

CSM VOL 35 PG 328-330
GATEWAY BOULEVARD

1
35.443 ACRES
1,543,893± SF

2
8.599 ACRES
374,558± SF

EAGLES RIDGE WEST PLAT NO. 1

UNPLATTED LAND

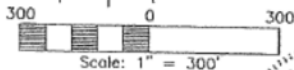
NE CORNER SECTION 28-1-13
FENCE 10'± N
1345.78
N 88°42'46" W

REC S 0°41'54" E
CSM VOL 30 PG 6-8
LOT 2

REC N 0°00'00" E
CSM VOL 16 PG 245-246
LOT 1

N 89°18'14" E 1429.27'

S 76°38'30" W 999.82'



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

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



File Name: J:\31600-31650\31613 COB\FIELDWORK.DWG

Batterman
engineers surveyors planners

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



100

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



NOTICE TO THE PUBLIC

January 27, 2017

To Whom It May Concern:

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.**

The applicant has made an accepted Offer to Purchase the subject property from the City of Beloit, which will be subdivided into a 5.1-acre parcel to be known in the future as **1895 Gateway Blvd** and developed as a microbrewery. 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 following public hearings will be held regarding this application:

City Plan Commission: Wednesday, February 8, 2017, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Monday, February 20, 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. 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.

David W. Lundahl
1890 Townhall Rd
Beloit, WI 53511

Lund Rev. Trust of 2015
c/o Rolf & Linda Lund
1610 Townhall Rd
Beloit, WI 53511

Northstar Facility Development LLC
5249 Femrite Drive
Madison, WI 53718

WI Power & Light Co.
Attn: Real Estate Dept.
4902 N. Biltmore Ln
Madison, WI 53707



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
Absent: Marilyn Sloniker

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 Leavy presented a Proclamation in Recognition of Rock Trail Coalition 25 years of service. File 7148
 - b. President Luebke presented the State of the City Address, and highlighted the accomplishments and activities of 2016.
4. PUBLIC HEARINGS- None
5. CITIZEN PARTICIPATION
 - a. Matt Finnegan, 2212 Knoll View Drive, spoke regarding his concerns about foreclosures due to condition of properties in the City of Beloit, and asked that the City help by notifying insurance agents to provide information about the City of Beloit Homeowners rehab program.
6. CONSENT AGENDA

Councilor De Forest and Dunkin made a motion to adopt the consent Agenda as presented.

- a. The Minutes of the Regular meeting of January 17, 2017 were approved.
 - b. Resolution authorizing Final Payment of Public Works Contract C16-20, Concrete Pavement Repair was adopted. File 8729
 - c. Application for Addendum No. 2 to Kadlec Drive Condominium Plat (2660 Kadlec Drive) was referred to Plan Commission. File 8242
 - 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. was referred to Plan Commission. File 8642
7. ORDINANCES
 - a. Community Development Director, Julie Christensen, presented the second reading of the 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. Ms. Christensen said that she would give one presentation for 7.a, 7.b and 11.a. She noted that the Planned Unit Development was changed to address a residents concern and modified the last condition to require landscape material to include evergreen shrubs at least 3 feet in height when planted to address neighborhood view and light trespass concerns.

This request is related to the applicant's submittal of the 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 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

Councilor De Forest asked if Plan was comfortable with the amount of evergreen plantings, she was glad to see the inclusion of the sidewalks. Ms. Christensen responded that they were given enough guidance, requiring the right amount of plantings and said that the applicant said that they would plant whatever landscaping materials we wanted. Councilors Dunkin and Hendrix moved to adopt the proposed ordinance as presented. Motion carried. File 8054 Ordinance 3591

- b. Community Development Director, Julie Christensen, presented the second reading of the 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).

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 Plan Commission reviewed this application on December 7, 2016 and voted unanimously (6-0) to recommend approval of this Zoning Map Amendment

Councilors Leavy and Hendrix moved to adopt the proposed ordinance as presented. Motion carried. File 8054 Ordinance 3592

- c. Community Development Director Julie Christensen, presented the second reading of the 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.

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 Preuschl and De Forest moved to adopt the proposed ordinance as presented. Motion carried. File 5772 Ordinance 3593

- d. City Attorney Elizabeth A. Krueger, presented the second reading of the 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 Preuschl moved to adopt the proposed ordinance as presented. Motion carried. File 6543 Ordinance 3594

- e. Director of Finance and Administrative Service Eric Miller, presented second reading to Proposed Charter Ordinance #10 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. 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. 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. The proposed legislation makes the necessary statutory changes to accomplish the combination of the offices. Council Preuschl clarified that this not an uncommon move, in fact the City of Janesville does it this way. Councilors Dunkin and Preuschl moved to adopt the proposed Charter Ordinance as presented. Motion carried. File 6543 Charter Ordinance #10

- f. City Attorney Elizabeth A. Krueger, presented a second reading for proposed Ordinance substitute amendment #1 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 are requesting to change the start time of the meeting. At the last council meeting the original proposed ordinance was amended to read from 5:00 p.m. – 8:00 p.m. as a start time to 5:30 p.m. to 8:00 p.m. and the substitute amendment #1 reflects that change. Councilors De Forest and Preuschl moved to adopt the proposed ordinance Substitute Amendment #1 as presented. Motion carried. File 6114 Ordinance 6114

8. APPOINTMENTS- None

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- a. Councilor De Forest thanked the BTS staff and riders for their flexibility and patience as we develop continued plans for handling route changes. She wanted to encourage riders to contact BTS or elected officials to voice their concerns. She acknowledged City Council candidates Rose Richard, Jeannette Hanson, and Ana Kelly who were in the audience and said she appreciated that they attended the council meetings. She said she was looking forward to two upcoming events, one on

February 19th 2-4 p.m. at Hackett School for a workshop on Family Immigration Resources and another on February 25th 11:00 on a Community Black History Program hosted by Bethel AME Church at Domenico's.

- b. Councilor Preuschl announced the upcoming Downtown Beloit Association Annual Awards on February 9th and Beloit International Film Festival which will run from February 24-March 5. He said that PBS Program "Around the Corner with John McGivern" will host a special local premiere at Beloit Memorial Auditorium on February 28th which will be dedicated to the City of Beloit.
- c. Councilor Dunkin said that she is also looking forward to the DBA Awards Dinner. She announced that Beloit Health Systems will host Happy Heart Month Celebration tomorrow February 7th in the Beloit Hospital Auditorium; she said tours will be given of the completed Phase 1 Packard Family Cardiology Clinic of the Hendricks Family Heart Hospital. She said that is beautiful and a wonderful contribution to the City, and gave special thanks to the Hendricks and Packard families, Tim McKeveatt, and Beloit Hospital staff and all involved with the project. She said that she is looking forward to BIFF on February 24- March 5.
- d. Councilor Luebke said that the Beloit Daily News did a nice article on Councilor Mark Preuschl, and congratulated Councilor Dunkin on her new position in Public Relations at Beloit Health Systems. He said that Beloit College was named as one of the top 10 small colleges in the country.

10. CITY MANAGER'S PRESENTATION - None

11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. 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. This item was discussed and voted on after item 7.a. earlier in the agenda.

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. The Resolution has been modified to require evergreen shrubs at least 3 feet in height when planted. Councilors De Forest and Leavy made a motion to accept the resolution as presented. Motion carried. File 8054

- b. Director of Finances and Administrative Services, Eric Miller, presented a resolution authorizing the Payment Restructure of Outstanding Special Assessments against Walnut Grove Plat I and Plat II.
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. Councilors De Forest and Luebke thanked City Manager Luther and Mr. Miller for working with the developer while still considering the City's best interests.

Councilors De Forest and Hendrix made a motion to accept the resolution as presented. Motion carried. File 8142

- c. City Manager Lori S. Curtis Luther and City Attorney Elizabeth A. Krueger presented a Resolution leaving Councilor Marilyn Sloniker's Council Seat Vacant and unfilled Until the April 2017 Election. Councilors Preuschl and Dunkin made a motion to accept the resolution as presented. Motion carried. File 5187
- d. Community Director Julie Christensen presented a resolution approving 2017 Community Community Development Block Grant (CDBG) Local Funding Priorities. Councilor De Forest recused herself.

The CDA recommended the local funding priorities on June 22, 2016.

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:

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.

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.

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.

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.

Councilor De Forest and John Pfleiderer, Executive Director of Family Services, have informed the City that Councilor De Forest 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.

Although Councilor De Forest 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.

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 De Forest will abstain from these items and will leave the room during the discussion and subsequent vote on the items.

Councilors Leavy and Dunkin made a motion to accept the resolution as presented. Motion carried 5-0-1 with Councilor De Forest abstaining. File 8739

Councilor De Forest returned to her seat at 7:39 p.m.

12. Councilors De Forest and Preuschl made a motion to adjourn at 7:40 p.m. Motion carried.

Jelene J. Ahrens, WCMC, Deputy City Clerk

www.beloitwi.gov

Date approved by City Council: February 20, 2017

RESOLUTION
APPROVING ADDENDUM NO. 2 TO KADLEC DRIVE CONDOMINIUM PLAT
FOR THE PROPERTY LOCATED AT 2660 KADLEC DRIVE

WHEREAS, Harris & Associates, on behalf of DMW Development, has submitted Addendum No. 2 to Kadlec Drive Condominium Plat, for the property located at 2660 Kadlec Drive; and

WHEREAS, this Condominium Plat includes the construction of 42 additional units in four additional buildings for a total of 48 units to complete the Kadlec Drive Condominium project, as authorized by a Planned Unit Development (PUD) Resolution in 2006; and

WHEREAS, the City of Beloit Plan Commission has reviewed and recommended approval of this Condominium Plat, subject to two conditions outlined below; and

WHEREAS, the City Council of the City of Beloit has reviewed this proposed Condominium Plat, which pertains to the following described land:

Lot 2 of Certified Survey Map Doc. #1765369, as recorded in Volume 30 on Pages 217-219 of the Certified Survey Maps of Rock County, City of Beloit, Rock County, Wisconsin.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Beloit does hereby conditionally approve this Condominium Plat known as Addendum No. 2 to Kadlec Drive Condominium Plat, for the property located at 2660 Kadlec Drive, subject to the following conditions:

1. The City Assessor's Office shall assign all unit numbers before the plat may be recorded.
2. The applicant shall record the plat with the Rock County Register of Deeds and shall provide the Planning Division with a copy of the recorded plat by December 31, 2017.

Adopted this 20th day of February, 2017.

BELOIT CITY COUNCIL

David F. Luebke, Council President

ATTEST:

Lorena Rae Stottler, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Addendum No. 2 to Kadlec Drive Condominium Plat (2660 Kadlec Drive)

Date: February 20, 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. The attached **Location & Zoning Map** shows the location of the property involved in this request.

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. The proposed change to the condo plat is consistent with the property's existing PUD zoning classification, and no additional zoning actions are necessary.
 - 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.
 - Of the four proposed buildings, one is a 6-unit, 1-story building similar to the existing building and three are 12-unit, 2-story buildings for a total of 42 new units. Additional accessory features include a mailroom building, office/maintenance building, and visitor parking stalls.
 - The Water Resources Director has reviewed the plat and noted that the existing water & sewer mains that are looped through the development are public mains according to a 2014 agreement with the property owner. The City's other Review Agents have reviewed the plat and have not submitted any comments or concerns.
 - The Plan Commission reviewed the proposed Condo Plat on February 8, 2017 and voted unanimously (6-0) to recommend approval, subject to two conditions.
-

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:

- **Reduce dependence upon fossil fuels** – The proposed plat will allow the developer to construct the previously approved number of dwelling units, which are in close proximity to existing goods, services, and employment.
 - **Meet the hierarchy of present and future human needs fairly and efficiently** – This project will increase the availability of new, high-quality residential units that are demanded by existing and potential residents, specifically young professionals who work in the greater Beloit area but are not interested in buying a house.
-

Action required/Recommendation:

- City Council consideration and action on the proposed Resolution
-

Fiscal Note/Budget Impact: N/A

Attachments: Resolution and Staff Report to the Plan Commission

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: February 8, 2017

Agenda Item: 5

File Number: FS-2017-01

Applicant: Harris & Associates, Inc.

Owner: DMW Development

Location: 2660 Kadlec Drive

Zoning: PUD, Planned Unit Develop.

Land Use: Multifamily Residential

Lot Area: 9 Acres

Request 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. The attached **Location & Zoning Map** shows the location of the property involved in this request. Section 12.04 of the Subdivision Ordinance directs the Plan Commission to review the plat prior to City Council consideration.

Key Issues:

- 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. The proposed change to the condo plat is consistent with the property's existing PUD zoning classification, and no additional zoning actions are necessary.
 - 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.
 - Of the four proposed buildings, one is a 6-unit, 1-story building similar to the existing building and three are 12-unit, 2-story buildings for a total of 42 new units. Additional accessory features include a mailroom building, office/maintenance building, and visitor parking stalls.
 - Public facilities and infrastructure exist in this area and the properties receive the full range of municipal services.
 - The Water Resources Director has reviewed the plat and noted that the existing water & sewer mains that are looped through the development are public mains according to a 2014 agreement with the property owner.
 - The City's other Review Agents have reviewed the plat and have not submitted any comments or concerns.
-

Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Planned Neighborhood uses for the subject property. This recommendation is intended to encourage a mix of residential housing types, with overall densities of 4 to 8 units per acre. At 5.3 units per acre, the proposed plat is consistent with this recommendation. Consideration supports City of Beloit Strategic Goal #3.

Sustainability:

- **Reduce dependence upon fossil fuels** – The proposed plat will allow the developer to construct the previously approved number of dwelling units, which are in close proximity to existing goods, services, and employment.
 - **Meet the hierarchy of present and future human needs fairly and efficiently** – This project will increase the availability of new, high-quality residential units that are demanded by existing and potential residents, specifically young professionals who work in the greater Beloit area but are not interested in buying a house.
-

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached Addendum No. 2 to Kadlec Drive Condominium Plat, for the property located at 2660 Kadlec Drive in the City of Beloit, subject to the following conditions:

1. The City Assessor's Office shall assign all unit numbers before the plat may be recorded.
 2. The applicant shall record the plat with the Rock County Register of Deeds and shall provide the Planning Division with a copy of the recorded plat by December 31, 2017.
-

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Proposed 2017 Plat, Original 2007 Plat, Application, PUD Resolution.

Location & Zoning Map

2660 Kadlec Drive

FS-2016-01



1 inch = 284 feet
 0 4080 160 240 Feet

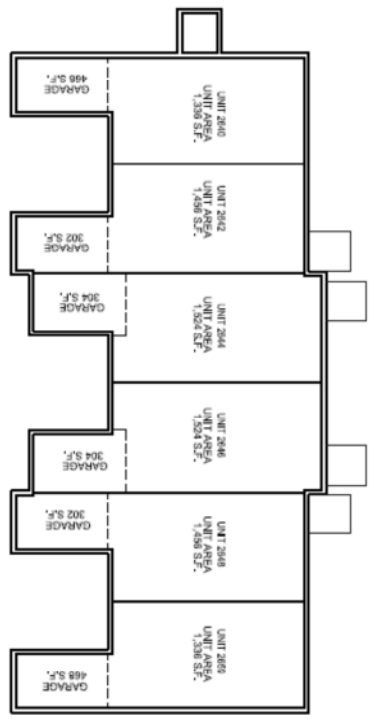
Legend

- City Limits
- Zoning District

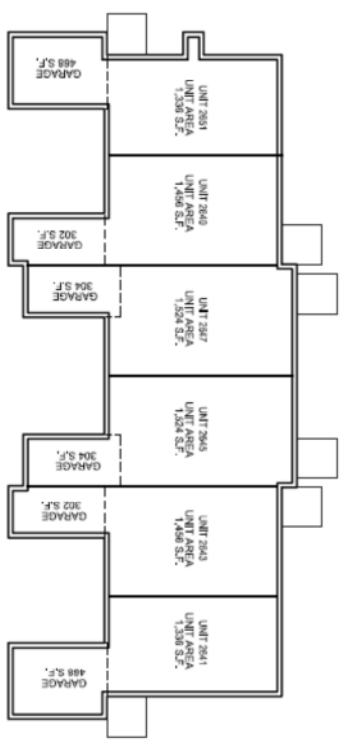
Map prepared by: Drew Pennington, AICP
 Date: May 2016
 For: City of Beloit Planning & Building Services
 Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

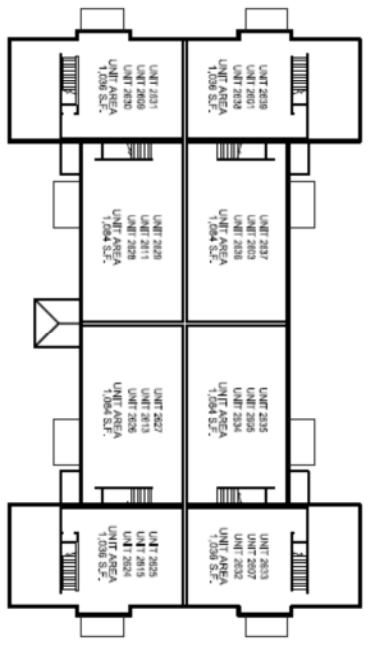
ADDENDUM NO. 2 TO
KADLEC DRIVE CONDOMINIUM
 ALL OF LOT TWO (2), VOLUME 30 OF CERTIFIED SURVEY MAPS ON PAGES 211-218 AS
 DOCUMENT NO. 1765364, SECTION 13, T4N, R12E, CITY OF BELLOIT, ROCK COUNTY, WISCONSIN.



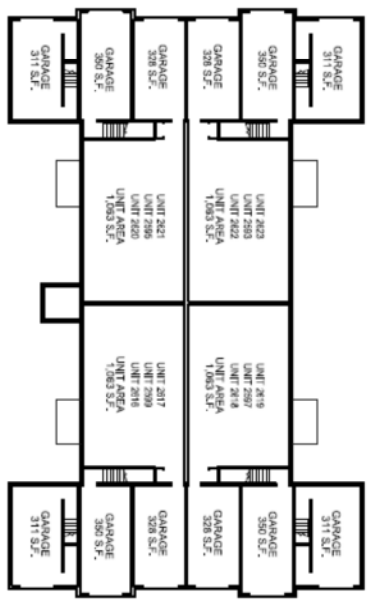
BUILDING E FLOOR PLAN
N.T.S.



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 Computable of each unit, the square footage is computed to the exterior surfaces of the walls, floor and beams which support the 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)

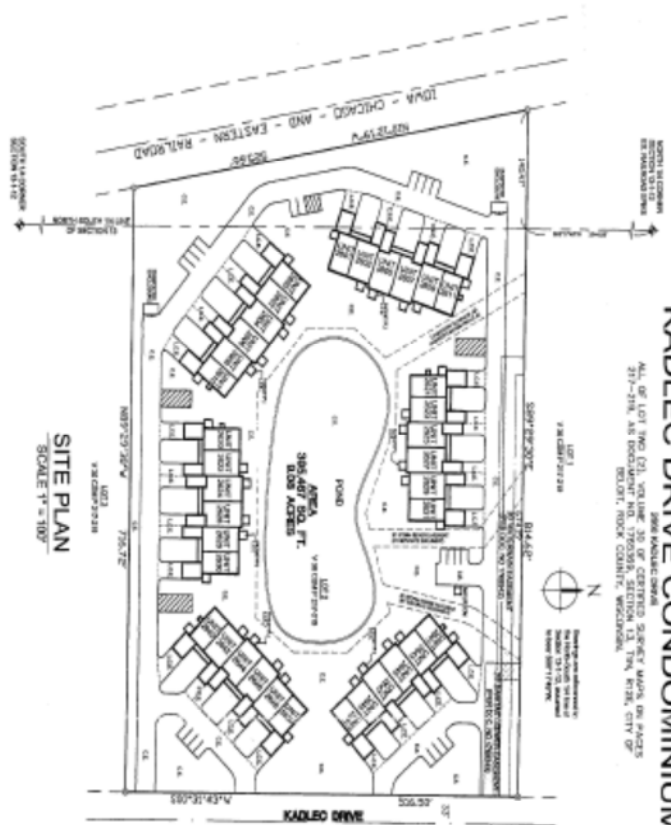
CITY OF BELLEVUE APPROVAL
 This plan is subject to the City of Bellevue's approval and the City Engineer's approval. The City Engineer's approval is required for the City of Bellevue to issue a building permit for the project.

NOTES:
 1. For the purpose of this plat, the common elements to be included in the Condominium Declaration shall be those elements which are necessary for the proper use, enjoyment, and maintenance of the units and the common elements. The Condominium Declaration shall be subject to the approval of the City of Bellevue and the City Engineer.



SHEET 1 OF 1

SEAL OF THE CITY OF BELLEVUE
 THOMAS M. S. 1847
 LAND SURVEYOR
 WISCONSIN

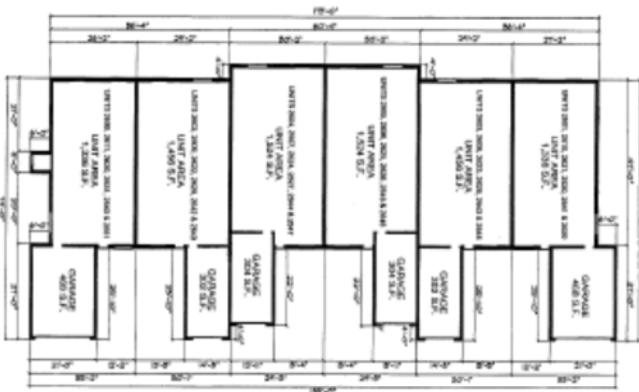


KADLEC DRIVE CONDOMINIUM

ALL OF LOT 100 (0.1) ON LINE 35 OF CERTIFIED SURVEY MAPS, ON PAGES 271-294, AS DOCUMENT NO. 176559, SECTION 13, T9N, R21E, CITY OF BELLEVUE, WISCONSIN.

LEGEND
 * = SURVEYED POINT
 ** = LIMITED COMMON ELEMENT
 *** = COMMON ELEMENT
 **** = FRONT LAINE

SITE PLAN
 SCALE 1" = 100'



FLOOR PLAN
 N.T.S.

RECORDING INFORMATION
 K6
 181208
 101208
 INDEXED
 RECORDED
 REGISTERED
 11/15/2007 10:15:00 AM
 REC. NO. 100
 EXPIRES: 11/15/2008
 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

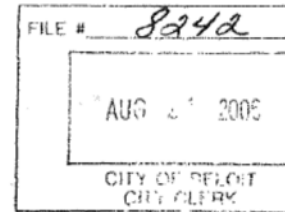
1. Proposed subdivision name: Addendum No. 2 to Kadlec Drive Condominium Plat
2. Address of property: 2660 Kadlec Drive
3. Tax Parcel Number(s): 1133-0006 0200
4. Property is located in (circle one) City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
In the SE Quarter of Section 13, Township 1 North, Range 12 East of the 4th P.M.
5. Owner of record: DMW Development Phone: (920) 866-2629
4050 Nicolet Dr. Green Bay WI 54311
(Address) (City) (State) (Zip)
6. 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)
7. Present zoning classification is: PUD (Ordinance No. 3251)
8. Is the proposed use permitted in this zoning district: Yes
9. 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 Pennington</u>	Date: <u>1/6/17</u>



RESOLUTION
AUTHORIZING A PLANNED UNIT DEVELOPMENT (PUD)
MASTER LAND USE PLAN FOR PROPERTY LOCATED AT 2660 KADLEC DRIVE

WHEREAS, the application of Thomas Wood for approval of a Planned Unit Development - Master Land Use Plan to allow a condominium complex consisting of ten multifamily buildings with 48 dwelling units on property located at 2660 Kadlec Drive, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT, the City Council of the City of Beloit, Rock County, Wisconsin does hereby approve the Master Land Use Plan to allow a condominium complex consisting of ten multifamily buildings with 48 dwelling units on property located at 2660 Kadlec Drive in the City of Beloit for the following described premises:

Part of Out-Lots 13-8 and 13-12, Assessor's Plat of the Town of Beloit, located in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, all in Section 13, T1N, R12E, City of Beloit, Rock County, Wisconsin, DESCRIBED AS FOLLOWS: Commencing at the North $\frac{1}{4}$ corner of said Section 13; thence S00°17'49"W, along the North-South $\frac{1}{4}$ line of Section 13, 2644.48 feet to the center $\frac{1}{4}$ corner of Section 13; thence S89°33'01"E, along the East-West $\frac{1}{4}$ line of Section 13, 676.17 feet to the West line of Kadlec Drive; thence S00°31'43"W, along said West line, 500.28 feet to the POINT OF BEGINNING; thence continuing S00°31'43"W, along said West line and its southerly extension, 516.50 feet; thence N89°29'30"W, 716.72 feet to the East line of the Iowa-Chicago and Eastern Railroad; thence N10°12'19"W, along said East line, 526.66 feet; thence S89°29'30"E, 814.62 feet to the point of beginning (containing 9.08 Acres of land, more or less).


As a condition of granting the Planned Unit Development (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. The permitted use in this PUD-development shall include ten condominium buildings not exceeding 48 dwelling units total, which shall substantially conform to the approved PUD-Master Land Use Plan and meet all City codes and the following required conditions.
2. This development shall be constructed according to an approved detailed PUD Final Plan, Site Plan and Architectural Plans, which shall be submitted to and approved by the City prior to issuance of any building permits.
3. The property owner and/or their successors and assigns shall pay an impact fee per new dwelling unit constructed for parkland acquisition to fill the need created by the residents that will live in this development. Said fee shall be paid prior to issuance of any building permits.

4. The property owner and/or their successors and assigns shall construct Kadlec Drive, between Carolyn Drive and the south property line of Lots #3, including a public sidewalk along the west side of Kadlec Drive.
5. A reduced setback of 25 feet shall be allowed for building #1 only. All other buildings shall be at least 30 feet from all property lines and the maximum height for all principal buildings shall be 35 feet.
6. The Plan Commission and City Council shall approve any major changes in the adopted conditions or use of this property. The Community Development Director may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of these standards.

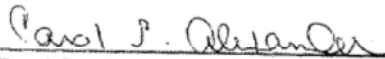
Adopted this 21st day of August 2006.

City Council of the City of Beloit



Martin Densch, President

Attest:



Carol S. Alexander, WCPC/CMC, City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Conditional Use Permit Application for the property located at 605 Eclipse Blvd – Council Referral to the Plan Commission

Date: February 20, 2017

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

Beloit Public Library Director Nick Dimassis has filed an application for a Conditional Use Permit to allow an outdoor seating area in a C-3, Community Commercial District, for the property located at 605 Eclipse Blvd.

Key Issues (maximum of 5):

- The proposed outdoor seating area is related to the Blender Café project, which involves the renovation of the children's programming room into a restaurant.
- The applicant has proposed the renovation of the outdoor children's garden area into a patio area with stamped concrete, tables, and chairs. This request does not involve alcoholic beverages.
- Section 4-804 of the Zoning Ordinance states that outdoor seating areas in C-3 are only allowed if reviewed and approved in accordance with the Conditional Use Permit review procedures.
- The application, landscape plan, and photos are attached to this report.

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 22, 2017 meeting
- This item will most likely return to the City Council for a public hearing and possible action on March 6, 2017

Fiscal Note/Budget Impact: N/A

Attachments: Photos, Application, & Landscape Plan



CITY of BELOIT

Planning and Building Services Division

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

Conditional Use Permit Application

(Please Type or Print)

File Number: CN-2017-01

1. Address of subject property: 605 Eclipse Blvd.

2. Legal description: lot 1 of Volume 32 page 139

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): 1262 0450

4. Owner of record: City Of Beloit Phone: _____

100 State St. Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: Beloit Public Library

605 Eclipse Blvd. Beloit WI 53511
(Address) (City) (State) (Zip)

608-364-2917 / 608-314-5091 / ndimassis@beloitlibrary.org
(Office Phone #) (Cell Phone #) (Email Address)

6. All existing use(s) on this property are: Library

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

A Conditional Use Permit for: Outside patio for Blender Cafe
_____ in a(n) C3 _____ Zoning District.

8. All the proposed use(s) for this property will be:

Principal use: Public Library

Secondary use: _____

Accessory use: Blender Cafe - serving breakfast, lunch, + supper items. Beverages, soups, salads, sandwiches.

9. Project timetable: Start date: 2-1-17 Completion date: 4-15-17

10. 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: _____
- (X) Other, explain: Library Director

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

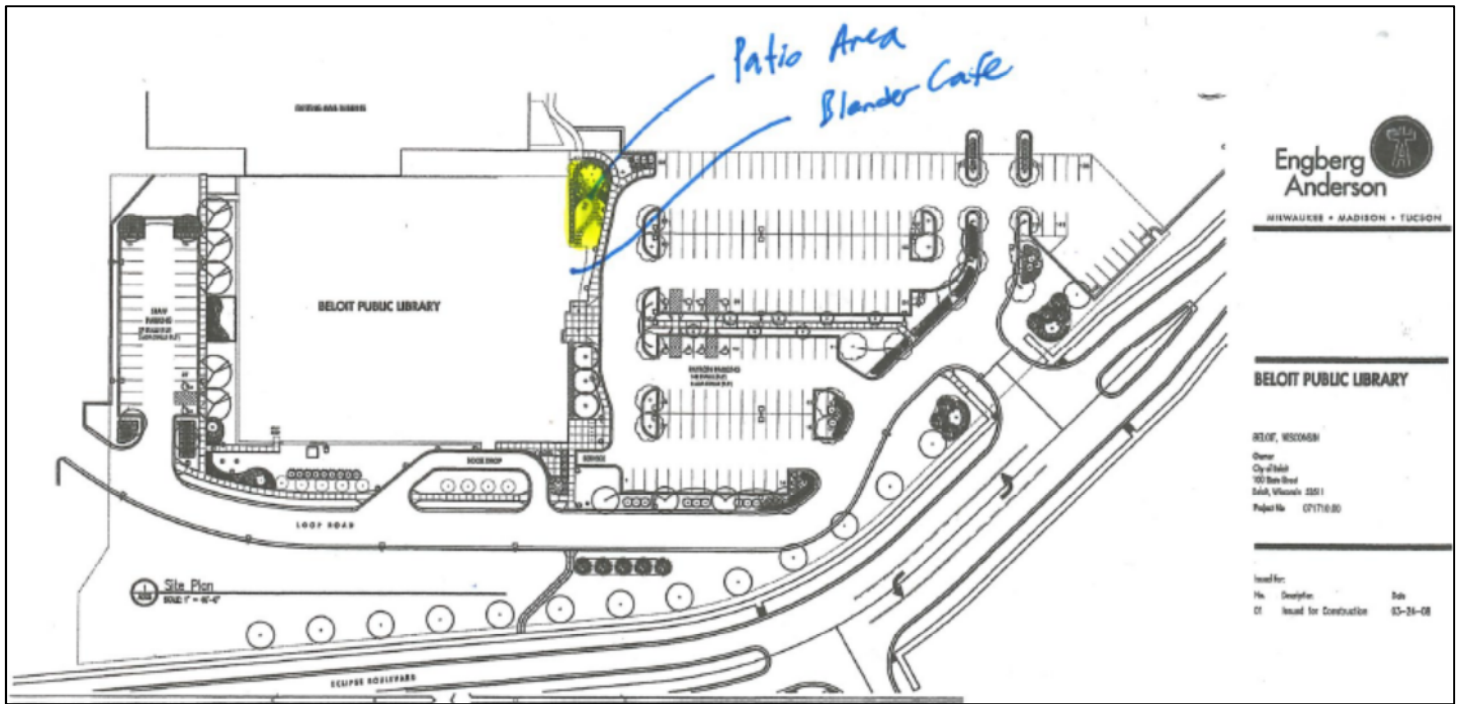
I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning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

<u>Jodi Luther</u> (Signature of Owner)	/ <u>Lori Luther</u> (Print name)	/ <u>1-30-17</u> (Date)
<u>Nick Dimassis</u> (Signature of Applicant, if different)	/ <u>Nick Dimassis</u> (Print name)	/ <u>1/26/17</u> (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 and 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 \$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 these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff		
Filing fee: <u>\$275.00</u>	Amount paid: <u>—</u>	Meeting date: <u>Feb. 22, 2017</u>
No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: <u>Drew Pennington</u>		Date: <u>1/31/17</u>



RESOLUTION
AUTHORIZING FINAL PAYMENT OF PUBLIC WORKS CONTRACT C15-23
Milwaukee Road Concrete Repair

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

WHEREAS, This project replaced broken pavement slabs near E Ridge Rd; 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 \$1,245.57 as the final payment for Public Works Contract C15-23 Milwaukee Road Concrete Repair as recommended by the City Engineer.

Dated at Beloit, Wisconsin, this 20th 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 C15-23, Milwaukee Road Concrete Repair

Date: February 20, 2017

Presenter(s): Gregory Boysen

Department(s): Public Works/ Engineering

Overview/Background Information:

This project replaced broken pavement slabs near E Ridge Rd.

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 \$ 49,484.50
Quantity increases and change orders \$ 338.26
Net payment due contractor \$ 49,822.76
3. The City Engineer, City Attorney, and Director of Accounting recommend that a final payment be made to CPR Inc. in the amount of \$1,245.57.

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

1. **Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.**

This project will enhance the quality of life in Beloit by improving the appearance and quality of ride and improving pedestrian safety on these streets while lowering street maintenance costs.

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

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

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 2015 Capital Improvement Plan.

CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

TO: Mike Flesch

FROM: Scott Schneider, Project Engineer

DATE: January 12, 2017

SUBJECT: Final Payment Contract C15-23
Milwaukee Road Concrete Repair


The work on this project was completed on May 17, 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 \$49,484.50, and the final contract amount is \$49,822.76. Payments to date under this contract total \$48,577.19, and all lien waivers from subcontractors are on file.

Therefore, I recommend a final payment in the amount of \$1,245.57 be made to CPR Inc..



City Attorney's Office
Interoffice Memorandum

To: Scott Schneider
From: Elizabeth A. Krueger 
Re: Final Payment Public Works Contract C15-23
Milwaukee Road Concrete Repair
CPR Inc.
Date: January 27, 2017

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.

/tdh
encs.



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Office: 608/364-6700 • Fax: 608/364-6609
www.beloitwi.gov
Equal Opportunity Employer

BELOIT LANDMARKS COMMISSION ANNUAL PRESERVATION ACTIVITIES REPORT - 2016

Dear City Councilors:

This annual report is provided in accordance with Section 32.05(10) of the Historic Preservation Ordinance. This report documents the activities and accomplishments of the Landmarks Commission during 2016.

The Commission currently consists of Chair Alex Blazer, Rick McGrath, Mary Anne Carroll, Steve Truesdale, Ruth Vater, Kris Jacobsen, and Ellen Joyce.

The Landmarks Commission met 11 times in 2016 to review Certificate of Appropriateness (COA) applications. Many of these applications included more than one item concerning repairs, replacements, additions, or demolitions. Planning Division staff also reviewed and approved COA applications throughout the year. The number and types of requests considered by the Commission and staff are as follows:

Additions/New Construction: 1	Historic Plaques: 0
Chimneys and Tuckpointing: 4	Local Landmark Designations: 0
Demolitions: 1	Ramps/Sidewalks/Steps/Pavement: 3
Fences and retaining walls: 6	Roof repair/replacement: 11
Garage repair/construction: 4	Signs and miscellaneous items: 2
Gutters/fascia/soffit: 4	Siding: 4
Handrails and Porches: 6	Windows and Doors: 9

Of the 38 COA applications processed in 2016, 18 (47%) were approved by staff. The Commission also completed the Historic District Identification Signs project and supported the completion of an Intensive Survey update and the creation of a new district known as the Milwaukee Road-Emerson Street Historic District. The Commission currently monitors 115 properties in the Bluff Street Historic District, 156 properties in the College Park Historic District, 4 properties in the Merrill Street Historic District, and 46 individually listed Landmarks and Landmark Sites.

Sincerely,

Drew Pennington, AICP
Director of Planning & Building Services

c: Beloit Landmarks Commission
State Historical Society of Wisconsin

RESOLUTION APPROVING THE 2017 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN, APPROVING THE 2017 CDBG BUDGET, AND APPROPRIATING FUNDS NECESSARY FOR THE OPERATION AND ADMINISTRATION OF THE 2017 CDBG PROGRAM

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 had previously voted on the 2017 CDBG Local Funding Priorities that were approved by City Council on July 25, 2016; 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 on November 7, 2016 which awarded funds to agencies who meet the local funding priorities; and

WHEREAS, on February 6, 2017 Councilor DeForest abstained from voting on the 2017 CDBG Local Funding Priorities and has abstained from voting on the 2017 CDBG Budget and Annual Action Plan by recusing herself and leaving 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, Rock County, Wisconsin, does hereby approve the 2017 Annual Action Plan.

BE IT FURTHER RESOLVED, that the City Council of the City of Beloit, Rock County, Wisconsin, does hereby approve the 2017 CDBG Budget and appropriates such funds, including those monies received from Intergovernmental Aids & Grants, to programs indicated and for the purposes stated as identified in Attachment A.

Adopted this 20th day of February, 2017

BELOIT CITY COUNCIL

David F. Luebke, Council President

ATTEST:

Lorena Rae Stottler, City Clerk

CITY OF БЕЛОIT



REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Community Development Block Grant (CDBG) 2017 Annual Action Plan and Proposed Budget

Date: February 20, 2017

Presenter: Julie Christensen

Department: Community Development Authority

Overview/Background Information:

The Department of Housing and Urban Development (HUD) requires each CDBG Formula Grantee to submit a Consolidated Plan every five years, and Annual Action Plan each year. Both Plans include specific objectives for housing, homelessness, public housing and community development and includes information on the CDBG process, affordable housing, and special needs populations. The City's Consolidated Plan for 2015-2019 was approved in 2014.

The Annual Plan includes how the City intends to allocate its CDBG funds in over the next year. The process for preparing the CDBG budget includes the following steps: applications are available to agencies interested in applying for the CDBG funds; each applicant is required to present its application to the Community Development Authority (CDA); the CDA makes its recommendation to the City Council on how the CDBG funds should be allocated; a public hearing is held by the City Council; and adoption of the CDBG budget.

Key Issues (maximum of 5):

1. 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.
2. Although Councilor DeForest abstained from voting on the 2017 CDBG Budget and left the room during the discussion and subsequent vote, she participated in the discussion and vote on the 2017 CDBG Local Funding Priorities at the July 25, 2016 City Council Meeting, which constituted a conflict of interest under the CDBG Program. Therefore, we brought forward the 2017 CDBG Local Funding Priorities for action on February 6, 2017. The following local funding priorities were approved: 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; Code Enforcement; Housing Rehabilitation; and Economic Development activities with priority given to technical job training; Program Administration and Fair Housing.
3. The local funding priorities were included in the CDBG application, which was sent out to agencies in July. The City Council adopted a 2017 CDBG Budget on November 7, 2016 which awarded funds to agencies who meet the local funding priorities. Therefore, we are bringing forward the 2017 CDBG Budget and Annual Action Plan for action. Councilor DeForest will abstain from these items and will leave the room during the discussion and subsequent vote on the items.
4. The Annual Plan provides detailed information on how the City plans to use its CDBG funding in the next year to meet the needs of the community. The CDBG Budget identifies how much funding each agency will receive.
5. A public hearing was held on October 17, 2016 before City Council on the Plans and Budget. Ian Hedges from HealthNet spoke about the importance of health care for our most vulnerable populations and how one health problem could have devastating effects on all aspects of a person's life including job loss and growing debt that can financially destabilize a family. He explained that HealthNet's program provides free health care for the lowest income, uninsured people in the Beloit community. He also explained that HealthNet has a free prescription drug program and that the need in Beloit is so great that they have increased the number of days they offer this program in Beloit.
6. Following action on this item, City staff will prepare an exception to the Conflict of Interest policy to allow the City to fund Family Services' programs and to allow City staff to consult with Family Services as it finalizes the Neighborhood Revitalization Strategy Area plan.

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** - The CDA has proposed funding projects which meet the present and future needs of our low and moderate income population.

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 2017 Annual Action Plan and 2017 CDBG Budget

Fiscal Note/Budget Impact:

If any of the City projects are funded at a lower level than proposed, there could be Operating Budget implications.

Attachments:

Proposed 2017 Annual Action Plan, Attachment A - 2017 CDBG Budget, Attachment B – Funding Priorities Worksheet, and Application Summaries



2017 Annual Action Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GRANTEE: City of Beloit
CON PLAN PERIOD: 2015 to 2019
ANNUAL PLAN YEAR: 3

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The mission of the City of Beloit's CDBG Program is to assist those at risk of becoming homeless, create new jobs, retain existing jobs, assist low to moderate income people, assist special needs populations, such as public housing residents, elderly, homeless, and victims of domestic violence, increase property values, and improve the quality of the housing stock. Activities and programs will also serve to decrease the proportion of rental units and the unemployment rate and help stabilize neighborhoods by keeping people in their homes or helping people secure homes.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Specific Housing Objectives

- Develop a variety of housing alternatives in order to satisfy a wider range of housing needs by using existing programs and resources to improve Beloit's older housing stock, support program that enable homeowners to retain their homes, support the conversion of rental to owner-occupied housing in neighborhoods with unusually high percentages of rental properties, and promote homeownership.

Public Housing Strategies

- The Beloit Housing Authority (BHA) will work with Neighborhood Housing Services (NHS (now known as NeighborWorks Blackhawk Region) to provide homeownership opportunities for its resident.
- The BHA will work with community partners to provide volunteer opportunities for BHA residents and applicants, which exposes the extremely low-income, low-income, and moderate-income households to opportunities to increase their job training skills, people skills, and self-sufficiency.
- The BHA will encourage extremely low-income, low-income, and moderate-income families to utilize the least restrictive housing opportunities available to them. They have a choice of programs that include public housing, Section 8 rental assistance, Section 8 homeownership, and Family Self-Sufficiency.

Specific Homeless Strategies

The City will continue to support and strengthen the limited resources of agencies that provide services and facilities for homeless persons in the City of Beloit.

Economic Development Objectives

- The City will continue to market the Economic Development Revolving Loan Fund to eligible businesses each year and use the Economic Development Revolving Loan Fund to increase the number of living wage jobs to low- and moderate-income persons in the community. The Economic Development Loan Committee is currently reevaluating the ED RLF Program to add a microloan program.

Community Objectives

- The City will continue its Housing Rehabilitation Loan Program to improve the City's low to moderate-income neighborhoods.
- The City will continue to acquire, rehabilitate, and sell foreclosed homes to low-moderate income families through its Neighborhood Stabilization Program (NSP).

Anti-Poverty Strategy

- The City will support programs that provide assistance to persons to increase their job skills and marketability.

- The City will support non-profit organizations that provide assistance and advocacy to low to moderate-income residents by providing CDBG funds throughout the planning period.

Non-Homeless Special Needs Strategies and Objectives

- The City will support programs such as Home Companion Registry to enable elderly and disabled residents to remain healthy and in their homes.
- The City will support public service programs that provide case management, client advocacy, and flexibility in order to tailor assistance to unique needs.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City has successfully funded and partnered with local non-profit organizations to address the most pressing needs in neighborhoods, housing assistance programs, property acquisition programs, code enforcement and public infrastructure improvements.

The City of Beloit provided CDBG funding to homeless programs and services that meet critical needs and served on the Homeless Intervention Task Force Displacement Action Response Team.

The City of Beloit provided housing rehabilitation loans to low to moderate income homeowners and landlords renting to low- moderate income tenants and supported Neighborhood Housing Services' Foreclosure Prevention Program, which helps people stay in their homes. The City of Beloit also supported the Senior Chore Service program and the Home Companion Registry which helps the elderly and disabled live independently in their homes.

The City continued to operate the Economic Development Revolving Loan Fund which provides loans to for-profit commercial, industrial or service sector businesses that will locate or expand in the City of Beloit by creating or retaining jobs. The Beloit Housing Authority has partnered with NHS (now known as NeighborWorks Blackhawk Region) over the past several years to provide training and education opportunities for its Family Self-Sufficiency and Homeownership Voucher program participants. The BHA also contracted with Voluntary Action Center to provide volunteer opportunities for its public housing residents.

The City continued its City-wide systematic code enforcement program wherein inspectors perform exterior inspections City-wide and interior inspections of all rental properties on a rotating three-year cycle. The deteriorated and deteriorating areas were the low- and moderate-income areas as defined by HUD. Those areas had the highest proportion of code violations, the greatest number of investor-

owned properties, the greatest percentage of houses older than 50 years old, the lowest property values, and the oldest infrastructure. The City also continued to operate the rental registration program which generates approximately \$75,000 in CDBG program income annually.

The City has funded the Merrill Community Center, Domestic Violence Shelter, Senior Chore Service, Home Companion Registry and others which provide housing services and options to people within our central city neighborhoods. Although many of these programs are available city-wide, the majority of participants are located in our central city neighborhoods.

The City continued to purchase properties from Rock County that were foreclosed for non-payment of taxes. Blighted properties are demolished, and the remaining vacant lots are offered to adjoining property owners for a minimal amount. Houses in better condition are rehabbed using a combination of City and grant dollars and sold to owner-occupants. This program is primarily paid for with City CIP dollars.

The City has a program of evaluating streets to determine which streets should be reconstructed or resurfaced each year. Other public improvements are made annually to upgrade the water system, parks, and other public facilities. The City invests approximately \$1.0 million in public improvements in our low-income areas each year. This investment is made out of the City's CIP budget.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Beloit gave its citizens the opportunity to participate in an advisory role in planning, implementing, and assessing CDBG programs during the consolidated planning process. Information about the goals of the CDBG program and the activities it funds was provided to all interested stakeholders. Public meetings were held to gauge the views of citizens. Public hearings were held to gauge the views of citizens.

For the 2016 Annual Action Plan, the Community Development Authority established local goals at the June 22, 2016 meeting. This meeting notice was open to the public and notice was provided to the media and posted on the City's website on June 19.

The City held a public hearing on July 5, 2016 to give citizens an opportunity to identify issues which needed to be identified in the Annual Plan. A notice was published in the Beloit Daily News on July 2 and the Stateline News on July 3 notifying the public of that a public hearing would take place on July 5, 2016. Additionally, the City put the notice on the City's website on June 30. The notice was also emailed to the CDBG mailing list, which includes the non-profit organizations and other interested agencies which provide services to low income people in Beloit.

The CDBG budget process began when notices were published on July 15 on the City's website, on July 16 in the Beloit Daily News, and July 17 in The Stateline News announcing that applications were available. A notice was also emailed to the CDBG mailing list on July 15, 2016 notifying agencies and interested parties that applications were available. Anyone needing assistance with filling out an application, determining the eligibility of a project or other CDBG assistance was helped.

The CDA reviewed the Annual Plan and budget on September 28, 2016 and recommended approval of both the plan and the budget. This meeting was provided to the media and posted on the City's website on September 30.

A notice was published in the Beloit Daily News on October 8, 2016 and in the Stateline News on October 9, 2016 notifying the public of the 30-day public review period which began on October 7, 2016 and ended on November 6, 2016. This notice also notified the public that the plan and budget were available on the City's website, at City Hall and at the Beloit Public Library. It also informed the public that a public hearing would be held on October 17 and that final City Council action would take place on November 7, 2016. This notice was also mailed to the CDBG mailing list.

On October 17, a public hearing was held to give citizens an opportunity to comment on the proposed Annual Plan and proposed 2016 CDBG budget. Ian Hedges from HealthNet spoke about the importance of health care for our most vulnerable populations and how one health problem could have devastating effects on all aspects of a person's life including job loss and growing debt that can financially destabilize a family. He explained that HealthNet's program provides free health care for the lowest income, uninsured people in the Beloit community. He also explained that HealthNet has a free prescription drug program and that the need in Beloit is so great that they have increased the number of days they offer this program in Beloit.

On November 7, the Annual Plan, and 2017 CDBG budget were reviewed and approved at a City Council meeting.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The following public comments were received regarding the 2016 Annual Action Plan:

Public comments received during the CDBG Public Hearing on Needs on July 5, 2016 at Beloit City Council:

Ian Hedges, Executive Director of HealthNet Rock County, commented that HealthNet is a free and charitable clinic, and emphasized the importance of health and wellness in our community. He indicated that people often do not have enough money for medications. He said that with the \$8,000 in CDBG funding from the prior year the clinic was able to provide more services than in years past. He explained that 40% of all people they serve are from Beloit, that their clinic now accepts BadgerCare. He said that people who receive proper health and dental care are more confident and productive and that he encourages the Council to prioritize health and dental care.

Donna Ambrose, Executive Director of Caritas, and also a Beloit resident commented that she has a serious concern about emergency housing assistance. She said she often deals with clients who have housing maintenance and landlord /tenant issues. She noted the Park Avenue apartments' numerous leaks and garage door issues that were never fixed before people were displaced. She also gave an example of a client she was working with who had property maintenance issues that she complained about to the landlord, then the landlord showed up unannounced and she had to call the police on the landlord. She indicated that her client was then afraid to complain about the property maintenance issues for fear of retaliation from her landlord, so she eventually moved from the property. She gave a third example in which a landlord showed up at a client's house unannounced and the police had to be called. She said the police told the landlord not to do it again. She stated that because of these reasons, there is a great need in the community for tenant rights education.

Ms. Ambrose also stated that there is a need in the community for food and security deposit assistance. She explained that in 2015 her agency served 22,000 people at the food pantry. She said that some people come back more than once so clarified that in May the duplicated number was 1,400 households, but the unduplicated number was 71 households.

Lynn Volbrecht and Will Chapman of Community Action, Inc. (CAI) commented about their mentoring program. Ms. Vollbrecht explained that they are working with 45 young people in the program and they recently took 100 youth to college campuses. CAI placed 10 youth in summer jobs. Mr. Chapman, the CAI Fresh Start Program Manager explained that CAI has a youth advocate program in which the older youth act as mentors for Aldrich Middle School children, stressing the importance of education so they are employable when they get older. He explained that 39 of 47 Fresh Start youth received their high school diplomas in Spring 2016. He also provided an overview of other CAI programs and explained that CAI has a renewed focus on youth programming, explaining that all CAI programs have a wrap around approach towards helping out of poverty.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted.

7. Summary

The City is the process of preparing a NRSA with two target areas that is planned for submission in December of 2016.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	BELOIT	City of Beloit, Community Development Department

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Teri Downing

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Beloit's consultation was done during the Consolidated Planning process and achieved through a variety of methods, including three public meetings with attendees from various local service agencies, several public hearings, and comments from stakeholders and citizens alike. The City did not individually consult agencies during the Annual Plan planning process. However, the City of Beloit provides public noticing and holds a public hearing on the Annual Plan and Budget. The Annual Plan and Budget are discussed and approved at the public Community Development Authority (CDA) meeting, there is then a 30-day public comment period, a public hearing is held at City Council during the comment period, and then the City Council publicly discusses and votes on the budget and Annual Plan. There is a public participation item on the agendas for both the CDA and Council in which any person or agency representative can speak. The City has a listing of "CDBG Interests Parties" who receive mailed and/or emailed notices of all public meetings, and comment periods. The listing is of all local community organizations and any other organization or individual who has expressed interest in being on the list.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Beloit's Housing Authority and Division of Community and Housing Services work closely with local non-profit organizations, and County agencies to coordinate assistance in housing, mental health, and other service agencies. For example, the Housing Authority coordinates with Neighborworks to assist public housing and Section 8 residents with budgeting and homeownership education. They also provide referrals to various agencies that provide assistance with security deposits, landlord/tenant issues, home health care, and energy assistance. The Community and Housing Services Division provides referrals from the Housing Rehab Loan Program to local non-profits regarding minor home repair and credit education. In addition, the City is part of the Rock County Consortium which partners with the County Health Department on Lead Hazard Control and Health Homes. The Code Enforcement program provides referrals to the City's Housing Rehab Loan Program for repairs, and to homeless shelters and agencies that provide motel vouchers when units are posted unfit for human habitation. Code Enforcement also work closely with the Fire Department, and non-profit and County mental health providers such as Family Services, the County's Aging and Disabilities Resources Center, Rock County Long Term Support regarding cases of hoarding. The City's Community and Housing Services continues to work with the Fire Department, Family Services, the Rock County Health Department, and Beloit Health Systems, which is the hospital in Beloit, to coordinate a more streamlined referral system to match chronic cases with the services they need.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Beloit works together with the Homeless Intervention Task Force (HITF) of Rock and Walworth County. The HITF evolved from several city and county groups that had been meeting on the issue of homelessness in the area. Members include representatives from public, non-profit, and for-profit agencies. Agencies that participate in HITF include:

Community Agencies

- Caritas
- City of Janesville- Neighborhood Services
- Community Action, Inc.
- ECHO
- Edgerton Community Outreach
- GIFTS
- House of Mercy
- The Lazarus Foundation
- Legal Action of Wisconsin
- Project 16:49
- Red Road House
- Rock County Human Services
- Rock Valley Community Programs
- The Salvation Army- Janesville
- United Way Blackhawk Region
- United Way 2-1-1
- YWCA of Rock County

Beloit Agencies

- Beloit Housing Authority (BHA)
- Family Services
- Hands of Faith
- The Salvation Army- Beloit

The HITF meets monthly to discuss strategies for addressing shelter and housing needs for homeless and low income persons. The HITF originally met to discuss the implications of the North Rock County Homelessness Survey that was completed in 1993. It was responsible for the subsequent Homelessness surveys completed in 1996 and 1999. It serves as the Continuum of Care for addressing homelessness and works to meet and identify needs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Beloit does not receive ESG funds. However, there are agencies in the City of Beloit that do receive these funds and are part of the Continuum of Care. Community Action and Family Services also receive ESG funds to assist in supportive services and emergency needs of participants. Hands of Faith also receives ESG funds to assist with emergency housing for homeless individuals and families.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Aging & Disability Resource Center of Rock County
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education County Service
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 2 of the steering committee meetings during the Consolidated Planning process.
2	Agency/Group/Organization	SALVATION ARMY
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 2 of the steering committee meetings during the Consolidated Planning process.
3	Agency/Group/Organization	Grinnell Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 2 of the steering committee meetings during the Consolidated Planning process.

4	Agency/Group/Organization	Community Action of Rock & Walworth Counties
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended all 3 of the steering committee meetings during the Consolidated Planning process.
5	Agency/Group/Organization	NEIGHBORHOOD HOUSING SERVICES OF BELOIT
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings during the Consolidated Planning process.
6	Agency/Group/Organization	Edgerton Community Outreach
	Agency/Group/Organization Type	Housing Services-homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings during the Consolidated Planning process.
7	Agency/Group/Organization	Hands of Faith
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings during the Consolidated Planning process.
8	Agency/Group/Organization	FAMILY SERVICES OF S. WISCONSIN AND N. ILLINOIS
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings during the Consolidated Planning process.
9	Agency/Group/Organization	House of Mercy
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings during the Consolidated Planning process.
10	Agency/Group/Organization	Beloit Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 2 of the steering committee meetings. A meeting was also conducted with the Director for input into Public Housing specifically during the consolidated planning process.

11	Agency/Group/Organization	STATELINE UNITED WAY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings during the consolidated planning process.
12	Agency/Group/Organization	MERRILL COMMUNITY CENTER
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings during the consolidated planning process.

13	Agency/Group/Organization	Stateline Literacy Council
	Agency/Group/Organization Type	Services-Education Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings during the consolidated planning process.
14	Agency/Group/Organization	Downtown Beloit Association
	Agency/Group/Organization Type	Business Leaders Grantee Department
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings during the consolidated planning process.
15	Agency/Group/Organization	CARITAS
	Agency/Group/Organization Type	Services-homeless Food pantry Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings during the consolidated planning process.
16	Agency/Group/Organization	NAACP
	Agency/Group/Organization Type	Services-Children Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings during the consolidated planning process.
17	Agency/Group/Organization	Voluntary Action Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended 1 of the steering committee meetings during the consolidated planning process.
18	Agency/Group/Organization	The AIDS Network
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A City employee contacted a spokesperson via phone to discuss persons with HIV/AIDS in the community.
19	Agency/Group/Organization	Housing Assistance Loan Program- Community and Housing Services
	Agency/Group/Organization Type	Housing Services - Housing Grantee Department
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A City employee verbally contacted a spokesperson, set up a meetings, and discussed the topic of lead-based paint hazards during the consolidated planning process.

Identify any Agency Types not consulted and provide rationale for not consulting

The City sent an invitation to the AIDS Network to sit on the Consolidated Plan Steering Committee, but we received no response. In addition, all mailed public notices regarding the Annual Plan and Strategic Plan were mailed to the AIDS Network, but no representative from the agency attended any of the Steering Committee Meetings. A City employee was able to contact a spokesperson via phone to discuss persons with HIV/AIDS in the community during the consolidated planning process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 - Other local / regional / federal planning efforts

Narrative

The City of Beloit has a good working relationship with all local agencies and governmental units. Community development personnel regularly attend local and state meetings held by various agencies to keep lines of communication open. Various agencies are contracted to provide CDBG funded public services. The community development department works very closely with these organizations to ensure priorities are recommended based on actual community needs.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

All meetings, application announcements, public comment periods, and public hearings regarding the Annual Action Plan are publicly noticed in the local newspaper, on the City's website, and the Plan and public notice are also sent to the public library. In addition, mailed notices go out to an active CDBG mailing list the City maintains of CDBG interested parties, which is a listing of community organizations and any other organization or individual who may benefit from receiving CDBG funding or has expressed interest in being on the list.

Each year the Annual Planning Process starts with setting local priorities at the June Community Development Authority (CDA) meeting. The CDBG Subrecipient Application is prepared to reflect those goals and is available to the public in mid-July. Applications are due in mid-August. Each Subrecipient Applicant is required to present their application and program proposals before the CDA during the August meeting. Staff prepares a proposed CDBG Budget and Annual Action Plan at the September CDA Meeting, and the CDA members discuss, sometimes make changes, and make a recommendation to the City Council for approval. A 30-day public comment period typically runs from October 1 - 30. A public hearing is held at City Council during the public comment period at the second Council meeting in October. City Council reviews the CDBG Budget and Annual Action Plan at its first meeting in November and approves the final subrecipient allocations.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community Notice: Meeting to identify local funding goals	None	None	All comments were accepted	
2	Internet Outreach	Non-targeted/broad community	None	None	All comments were accepted	
3	Public Meeting	Non-targeted/broad community Purpose: Identify local funding goals	No public attendance	None	All comments were accepted	
4	Newspaper Ad	Non-targeted/broad community Notice: Of public hearing on community needs	None	None	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Outreach	Non-targeted/broad community Notice: Of public hearing on community needs	None	None	All comments were accepted	
6	Mailing and Email	Non-targeted/broad community Notice: Of public hearing on community needs	None	None	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Hearing	<p>Non-targeted/broad community</p> <p>Purpose: On community needs</p>	No public in attendance	<p>Executive Director of HealthNet stressed the importance of healthcare.</p> <p>Executive Director of Caritas and Beloit resident expressed the importance of tenant rights education and food pantries.</p> <p>Community Action, Inc. staff stressed the importance of youth and mentoring programs.</p>	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Newspaper Ad	Non-targeted/broad community Notice: Announcing CDBG Applications Available	The City received 11 applications from non-profit agencies for public service activities, and 3 applications from City Departments.	None	All comments were accepted	
10	Internet Outreach	Non-targeted/broad community Notice: Announcing CDBG Applications Available	The City received 11 applications from non-profit agencies for public service activities, and 3 applications from City Departments.	None	All comments were accepted	
11	Email	Non-targeted/broad community Notice: Announcing CDBG Applications Available	The City received 11 applications from non-profit agencies for public service activities, and 2 applications from City Departments.	None	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	Public Meeting	Non-targeted/broad community RE: Applicant Presentations at CDA	All 13 Subrecipient applicants presented their applications to CDA. Presentations were scheduled over two public meetings, 7 of the 11 Public Service applicants and the 2 City applicants presented at the first meeting, and the remaining 4 Public Service applicants presented at the second meeting.	No public comments	All comments were accepted	
13	Newspaper Ad	Non-targeted/broad community Notice: AP & Budget Review at CDA	None	None	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
14	Internet Outreach	Non-targeted/broad community Notice: AP & Budget Review at CDA	None	None	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
15	Public Meeting	<p>Non-targeted/broad community</p> <p>Notice: AP & Budget Approval at CDA</p>	Two public comments submitted.	<p>The Executive Director of HealthNet . Ian Hedges, and a Physician who volunteers to treat patients and is on the Board of HealthNet commented on the importance of their health services to the low-income uninsured residents of Beloit.</p> <p>The Executive Director if the Beloit Housing Authority, Cathy Pollard, spoke about the importance of HealthNet services for participants of Housing Authority programs.</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
15	Newspaper Ad	Non-targeted/broad community Notice: 30-day Public Review	Three public comments submitted.	TBD	All comments were accepted	
16	Internet Outreach	Non-targeted/broad community Notice: 30-day Public Review	Three public comments submitted.	TBD	All comments were accepted	
17	Newspaper Ad	Non-targeted/broad community Notice: Public Hearing on AP and Budget	None	None	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
18	Internet Outreach	Non-targeted/broad community Notice: Public Hearing on AP and Budget	None	None	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
19	Public Hearing	Non-targeted/broad community RE: AP and Budget	One person spoke during the public hearing.	Ian Hedges from HealthNet spoke about the importance of health care for our most vulnerable populations and how one health problem could have devastating effects on all aspects of a person's life including job loss and growing debt that can financially destabilize a family. He explained that HealthNet's program provides free health care for the lowest income, uninsured people in the Beloit community. He also explained that HealthNet has a free prescription drug program and that the need in Beloit is so great that they have increased the number of days they offer this program in Beloit.	All comments were accepted	33

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.420(b), 91.220(c) (1, 2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	550,000	210,500	0	760,500	1,371,746	Each year funding will be allocated to existing and new activities that meet the greatest needs, or can assist the most number of eligible individuals and/or households.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

There are no matching requirements for CDBG funds, but the City and local agencies will leverage CDBG with the following resources:

- Neighborhood Housing Services uses HOME, NSP, Federal Home Loan Bank, and NeighborWorks funding to provide down payment assistance to households in the City's targeted neighborhoods.
- Community Action receives funding from a variety of state and federal sources for its Fresh Start program, including US Department of Labor YouthBuild; WI National & Community Service Board; The State of Wisconsin, Department of Commerce, Division of Community Development; American Recovery & Reinvestment Act; Community Service Block Grant; and the Wisconsin Employment & Training Assistance Program..
- Community Action of Rock and Walworth County also received CSBG, SHP, ESG, and private donations to help support their Fresh Start, Fatherhood Initiative, HUB Teen Connection, HUB Transitional Living, and Skills Enhancement programs.
- Community Action of Rock and Walworth Counties receives funding from United Way to continue the Fatherhood Initiative. This is a program which helps participants develop job skills to become gainfully employed while enhancing their parenting skills.
- The Merrill Housing Initiative has received HOME funds from the Rock County HOME Consortium. This program also receives funds through YouthBuild and other private and government sources.
- The business community has helped raise money for organizations such as the Merrill Community Center, Community Action, and Stateline Literacy Council.
- The Stateline United Way funds many of the social service agencies that are served by the City's CDBG funds to meet critical needs.
- Local churches provide funding to some organizations which assist homeless individuals such as Hands of Faith and Caritas.
- Community Action receives ETH funding which assists in supportive services and emergency needs of participants.
- The City of Beloit received HOME, Lead Hazard Control Grant in conjunction with CDBG for its City Housing Rehabilitation Loans. This keeps rehabilitation expenses at an affordable level for our LMI households and LMI housing providers.
- The City of Beloit continued to use NSP1 and NSP3 grant and program income funding to purchase and rehabilitate foreclosed properties in LMI Census Tracts. Completed homes are then sold to LMI households.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion

Each year funding will be allocated to existing and new activities that meet the greatest needs, or can assist the most number of eligible individuals and/or households.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2019	Affordable Housing		Housing & Homelessness - Neighborhood Services Housing - Improve Substandard Housing	CDBG: \$TBD	Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Homeless Services	2015	2019	Homeless		Housing & Homelessness - Rental Assistance Housing & Homelessness - Case Management Non-homeless Sp Needs - Utility Assistance Non-Homeless Sp Needs - Case Management Non-Homeless Sp Needs - Prevention Programs Community Development - Job Skills Training Community Development - Consolidated Services	CDBG: \$TBD	Homeless Person Overnight Shelter: 190 Persons Assisted Homelessness Prevention: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Case Management Services	2015	2019	Non-Homeless Special Needs		Housing & Homelessness - Case Management Non-homeless Sp Needs - Utility Assistance Non-Homeless Sp Needs - Case Management Non-Homeless Sp Needs - Systems Navigation Community Development - Consolidated Services Community Development - Transportation Housing - Improve Substandard Housing	CDBG: \$TBD	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
4	Job Skills Training	2015	2019	Non-Housing Community Development		Community Development - Youth Programs Community Development - Job Skills Training	CDBG: \$TBD	Public service activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Improve Housing Stock	2015	2019	Affordable Housing		Housing - Improve Substandard Housing	CDBG: \$TBD	Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 4000 Household Housing Unit

Table 6 - Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	
2	Goal Name	Homeless Services
	Goal Description	
3	Goal Name	Case Management Services
	Goal Description	
4	Goal Name	Job Skills Training
	Goal Description	
5	Goal Name	Improve Housing Stock
	Goal Description	

Table 7 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Beloit's projects are grouped under five projects: Code Enforcement, Economic Development, Housing Rehabilitation, Planning-Program Administration, and Public Services. The Code Enforcement project includes both the City's citywide exterior inspection program and the interior systematic rental inspection program in our deteriorated neighborhoods. The Housing Rehabilitation project includes the City's Housing Rehabilitation Revolving Loan Fund. The Planning-Program Administration project includes program administration activities. The Public Services project includes activities that will be carried out by subrecipients which are individually listed in the table below.

#	Project Name
1	Code Enforcement
2	Planning and Administration
3	Housing Rehabilitation
4	Public Services
5	Economic Development

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

On June 22, 2016, the Community Development Authority approved the following local funding priorities in response to community input during the 2015-2019 Consolidated Planning process:

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

One of the obstacles to meeting the underserved needs in Beloit is lack of adequate funding or other non-financial resources to adequately address a particular problem. Insufficient funding precludes the City from appropriately addressing every worthy project and often includes allocating funding at less than optimal levels. The City does not fund programs which duplicate the work of other programs. Non-financial resource limitations include insufficient numbers of trained volunteers or staff to provide expertise and support for programs and language barriers.

AP-38 Project Summary

Project Summary Information

1	Project Name	Code Enforcement
	Target Area	
	Goals Supported	Affordable Housing Improve Housing Stock
	Needs Addressed	Housing - Improve Substandard Housing
	Funding	CDBG: \$195,800
	Description	Enforce state and local codes
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	City-wide exterior Code Enforcement, and interior systematic rental inspection activities enforcing local and State property maintenance codes.
2	Project Name	Planning and Administration
	Target Area	

Goals Supported	Affordable Housing Homeless Services Case Management Services Job Skills Training Improve Housing Stock
Needs Addressed	Housing & Homelessness - Rental Assistance Housing & Homelessness - Case Management Housing & Homelessness - Neighborhood Services Non-homeless Sp Needs - Utility Assistance Non-Homeless Sp Needs - Payee Services Non-Homeless Sp Needs - Case Management Non-Homeless Sp Needs - Systems Navigation Non-Homeless Sp Needs - Prevention Programs Non-Homeless Sp Needs - Transportation Community Development - Youth Programs Community Development - Job Skills Training Community Development - Local Job Center Community Development - Consolidated Services Community Development - Transportation Housing - Improve Substandard Housing
Funding	CDBG: \$152,100
Description	Provide administrative support to the CDBG Program
Target Date	12/31/2017
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	

	Planned Activities	<p>Activities planned include administering the CDBG program and for the following programs/projects:</p> <ul style="list-style-type: none"> • Fair Housing activities • Public Services • Housing Rehabilitation • Code Enforcement <p>Economic Development</p>
3	Project Name	Housing Rehabilitation
	Target Area	
	Goals Supported	Affordable Housing Improve Housing Stock
	Needs Addressed	Housing & Homelessness - Neighborhood Services Housing - Improve Substandard Housing
	Funding	CDBG: \$281,525
	Description	Provide rehabilitation assistance to eligible property owners
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	To provide loans and grant to low-income households to rehabilitate and improve their housing units.
4	Project Name	Public Services
	Target Area	
	Goals Supported	Affordable Housing Homeless Services Case Management Services Job Skills Training
	Needs Addressed	Housing & Homelessness - Case Management Non-homeless Sp Needs - Utility Assistance Non-Homeless Sp Needs - Case Management Non-Homeless Sp Needs - Systems Navigation Non-Homeless Sp Needs - Prevention Programs Non-Homeless Sp Needs - Transportation Community Development - Youth Programs Community Development - Job Skills Training Community Development - Consolidated Services Community Development - Transportation
	Funding	CDBG: \$114,075
	Description	Provide public services to the neediest populations
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	<p>The City of Beloit plans to fund the following agencies and programs to carry out Public Service activities:</p> <p>Beloit Meals on Wheels - Home Delivered Meals Assistance</p> <p>Community Action - Fatherhood Initiative and Skills Enhancement</p> <p>Family Services - Beloit Domestic Violence Center: Emergency Housing</p> <p>Family Services - Home Companion Registry for Senior Personal Care</p> <p>Hands of Faith - Emergency Shelter for Homeless Families</p> <p>HealthNet: Primary Care - Medical, Dental, Vision Clinic</p> <p>Latino Service Providers Coalition - Hispanic Community Inclusion</p> <p>Merrill Community Center - Youth and Senior Programs</p> <p>Project 16:49 - Robin House Transitional Living Program</p> <p>Stateline Literacy Council - Hispanic Outreach for Comprehensive Literacy</p>
5	Project Name	Economic Development
	Target Area	
	Goals Supported	Job Skills Training
	Needs Addressed	Community Development - Job Skills Training
	Funding	CDBG: \$17,000
	Description	Provide assistance to for-profit entities
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	<p>The Economic Development Loan program which provides</p> <p>Downtown Beloit's Storefront Improvements program encourages Downtown Beloit property owners to make improvements and invest in their properties and businesses.</p> <p>Downtown Beloit's Upper Story Development program will encourage property owners to invest in their properties and create income producing spaces. The impact of creating these spaces will either produce more jobs Downtown or provide residential space for residents.</p>

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG programming will be provided City-wide, with priority given to areas with minority or low-income concentrations. Areas of minority concentrations are census tracts where the percentage of racial minority population exceeds the overall percentage of racial minority population for the City of Beloit. According to our Analysis of Impediments, drafted in 2012, there are minority concentrations within census tracts 16, 17, 18, and 23. With the exception of census tract 16, the previously mentioned census tracts have been areas of minority concentration since 1990. The Analysis of Impediments also identified areas of Hispanic or Latino concentrations within census tracts 16, 17, 18, 19, and 23. Both minority concentrations and Hispanic or Latino concentrations tend to be in areas close to the center of the City, which is the oldest part of the City.

The 2005-2009 American Community Survey data shows low-income census tracts in the City of Beloit as 15, 16, 17, 18, and 21. All of these census tracts also have high concentrations of very-low income households. Roughly 26% of households in the City of Beloit are living at incomes at or below 30% of the County Median Income. However, the City will not be dedicating a set percentage of funds to any minority or low-income area.

Geographic Distribution

Target Area	Percentage of Funds

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City has defined Beloit's deteriorated and deteriorating areas as Census Tracts 16 and 18 and Census Tract 17, Block Group 1. Those Block Groups have a greater proportion of investor-owned properties, substandard lots, and code violations than the City as a whole, and they also have the lowest property values and the greatest residential density. They are also low- to moderate-income areas.

Discussion

The City of Beloit has developed a neighborhood strategy that includes partnering with non-profit organizations, using our CDBG funding to address the most pressing needs in neighborhoods, housing

assistance program, property acquisition programs, code enforcement and public infrastructure improvements.

The City is currently in the process of drafting NRSAs for two low-moderate income neighborhoods in the City.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City is currently in the process of drafting NRSAs for two low-moderate income neighborhoods in the City. The NRSA will have strategies that will work towards three main goals: Resident empowerment, neighborhood stabilization and revitalization, and public safety. Resident empowerment strategies will focus on employment and life skills training, increasing educational attainment, youth programming to reduce gang and criminal activity. The neighborhood stabilization strategy will focus on reducing the number of deteriorated and vacant/abandoned properties, encouraging resident involvement in neighborhoods, increasing owner-occupied units, and decreasing highly concentrated areas of rentals. The public safety strategies will include community policing, improving crime analysis, and increasing resident engagement.

Actions planned to address obstacles to meeting underserved needs

One of the key obstacles to meeting the underserved needs in Beloit is lack of adequate funding or other non-financial resources to adequately address a particular problem. Insufficient funding precludes the City from appropriately addressing every worthy project and often includes allocating funding at less than an optimal amount. The City does not fund programs which duplicate the work of other programs. Non-financial resource limitations include insufficient numbers of trained volunteers or staff to provide expertise and support for programs and language barriers. The City will also partner with the non-profits and others to consolidate resources. The City is part of the Rock County Homeless Intervention Task Force which works to consolidate resources, financial and non-financial, to meet the needs of all of Rock County.

Actions planned to foster and maintain affordable housing

- The City of Beloit will ensure that the affordable rental units are decent, safe and sanitary and meet local codes through its systematic rental inspection program.
- The City of Beloit will support efforts by others to rehabilitate current tax credit projects.
- The City of Beloit will provide financial resources for owner-occupants to maintain their homes.
- The City of Beloit will provide financial resources for landlords to upgrade their rental units.

Actions planned to reduce lead-based paint hazards

The Rock County Health Department will continue to refer families of children with high lead levels to the City of Beloit's program. We work jointly to solve these problems.

The City of Beloit will use its Lead Hazard Control Grant funds in conjunction with its housing rehabilitation funds. The lead funds will be used for the lead elements to make the house lead safe, and

then the housing rehabilitation funds are used for other rehabilitation work needed to bring the home up to minimum property maintenance standards. The Lead funds were originally required to be expended by November of 2016, however the Lead Consortium requested and received an extension to June 2017. The City of Beloit received extra funding from our Rock County partner in order to complete more projects within the Beloit City limits.

The City of Beloit Housing Services Division requires all contractors hired through the Housing Rehabilitation Loan program to be certified lead safe, ensuring all work completed in project homes is performed in a lead safe manner and with lead-free replacement products.

The City will continue to operate the Rental Inspection program. Every rental unit in the City is inspected at least once every three years by inspection officials who look for lead risk in all units, such as peeling and chipping paint. If violations are found, orders are written to correct a lead hazard, information is sent explaining how to fix the problem in a lead safe manner, and the property owner is cited if the lead issues are not corrected.

Actions planned to reduce the number of poverty-level families

Through local partnerships, the City is increasing employment while educating citizens and providing life improvement skills.

- The City will support programs that provide assistance to persons to increase their job skills and marketability.
- The Beloit Housing Authority will continue its Family Self-Sufficiency Program.
- The Beloit Housing Authority will continue to provide homeownership opportunities to Section 8 participants in cooperation with NHS (now known as NeighborWorks Blackhawk Region).
- The City will support non-profit organizations that provide assistance and advocacy to low- and moderate-income residents.
- The City will use the Economic Development Revolving Loan Fund to increase the number of living wage jobs to low- and moderate-income persons in the community. The Housing Authority requires all public housing residents to perform 8 hours of community service per month when the participating adult is unemployed. By doing this, adults are learning new skills, acquiring self confidence and opening doors for new opportunities. The Housing Authority offers case management to families which includes budgeting classes, mentors, educational opportunities, and preferences with local employers. Through local partnerships, the City is increasing employment while educating citizens and providing life improvement skills.

Actions planned to develop institutional structure

The City of Beloit will work with non-profits, public institutions and the private sector to implement the Consolidated Plan and Annual Plan. The City will continue to utilize the Community Development Authority (CDA) for review of the Consolidated Plan, annual action plans, proposed CDBG funding and any CDBG budget amendments.

Actions planned to enhance coordination between public and private housing and social service agencies

The City is an active participant on several committees and boards including African American Infant Mortality Coalition, Homeless Education Action Team, and the Homeless Intervention Task Force. Additionally, a City Council member is appointed to the Community Action Board. The City also has a good relationship with Rock County's Community Development and Health departments, and the City Manager meets with Rock County officials on a regular basis.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	210,500
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	210,500

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Attachment A - 2017 Community Development Block Grant Budget

Revenue	2017 CDBG Grant	2017 Program Income Earned	Totals
2017 Economic Development Revolving Loan Fund	\$ -	\$ 17,000	\$ 17,000
2017 Code Enforcement	\$ -	\$ 91,500	\$ 91,500
2017 Housing Rehabilitation Revolving Loan Fund	\$ -	\$ 102,000	\$ 102,000
2017 Neighborhood Housing Services (nka NeighborWorks Blackhawk Region)	\$ -	\$ -	\$ -
2017 CDBG Grant (Estimated)	\$ 550,000	\$ -	\$ 550,000
Total Revenue	\$ 550,000	\$ 210,500	\$ 760,500

Allocations

Public Service: 15% cap =	\$114,075	2017 CDBG Grant	2017 PI Budgeted	Totals
1 Beloit Meals On Wheels - Home Delivered Meals Assistance		\$ 5,588	\$ -	\$ 5,588
2 Community Action - Fatherhood Initiative and Mentoring Programs		\$ 31,820	\$ -	\$ 31,820
3 Family Services - Emergency Housing for Homeless Victims of DV		\$ 7,935	\$ -	\$ 7,935
4 Family Services - Home Companion Senior Personal Coordination		\$ 13,411	\$ -	\$ 13,411
5 Hands of Faith - Emergency Shelter for Homeless Families		\$ 11,176	\$ -	\$ 11,176
6 HealthNet: Expanding Access to Primary Medical & Dental for Beloit		\$ 11,176	\$ -	\$ 11,176
7 House of Mercy - Rental Assistance		\$ 8,382	\$ -	\$ 8,382
8 Latino Service Providers Coalition - Hispanic Community Inclusion		\$ 5,029	\$ -	\$ 5,029
9 Merrill Community Center - Youth and Senior Programs		\$ -	\$ -	\$ -
10 Project 16:49 - Robin House Transitional Living Program		\$ 8,382	\$ -	\$ 8,382
11 Stateline Literacy Council - Hispanic Outreach for Comprehensive Literacy		\$ 11,176	\$ -	\$ 11,176
Total Public Services		\$ 114,075	\$ -	\$ 114,075
Planning and Program Administration: 20% cap =	\$152,100			
12 Program Administration (No Application Needed)		\$ 106,400	\$ 45,700	\$ 152,100
Total Planning and Program Administration		\$ 106,400	\$ 45,700	\$ 152,100
Code Enforcement				
13 Community Development Dept. - Code Enforcement / Inspection Program		\$ 150,000	\$ 45,800	\$ 195,800
Total Code Enforcement		\$ 150,000	\$ 45,800	\$ 195,800
Housing Rehabilitation				
14 Community Development Dept. - Housing Rehabilitation Revolving Loan Program		\$ 179,525	\$ 102,000	\$ 281,525
16 Neighborhood Housing Services		\$ -	\$ -	\$ -
Total Housing Rehabilitation		\$ 179,525	\$ 102,000	\$ 281,525
Economic Development				
17 Economic Development Revolving Loan Fund		\$ -	\$ 17,000	\$ 17,000
Total Economic Development		\$ -	\$ 17,000	\$ 17,000
GRAND TOTALS		\$ 550,000	\$ 210,500	\$ 760,500
Difference		\$ -	\$ -	\$ -

CAP Calculations

Pub Service Cap = (2017 Grant + 2016 PI) x 15%	\$ 114,075
Planning Cap = (2017 Grant + 2017 PI) x 20%	\$ 152,100
Limit of 20% New Grant Funds Cap towards PA	\$ 110,000
2016 Projected PI	\$ 233,230
2017 Projected PI	\$ 210,500

Attachment A - 2017 Community Development Block Grant Budget

Revenue	2017 CDBG Grant	2017 Program Income Earned	Totals
2017 Economic Development Revolving Loan Fund	\$ -	\$ 17,000	\$ 17,000
2017 Code Enforcement	\$ -	\$ 91,500	\$ 91,500
2017 Housing Rehabilitation Revolving Loan Fund	\$ -	\$ 102,000	\$ 102,000
2017 Neighborhood Housing Services (nka NeighborWorks Blackhawk Region)	\$ -	\$ -	\$ -
2017 CDBG Grant (Estimated)	\$ 550,000	\$ -	\$ 550,000
Total Revenue	\$ 550,000	\$ 210,500	\$ 760,500

Allocations

Public Service: 15% cap =	\$114,075	2017 CDBG Grant	2017 PI Budgeted	Totals
1 Beloit Meals On Wheels - Home Delivered Meals Assistance		\$ 5,588	\$ -	\$ 5,588
2 Community Action - Fatherhood Initiative and Mentoring Programs		\$ 31,820	\$ -	\$ 31,820
3 Family Services - Emergency Housing for Homeless Victims of DV		\$ 7,935	\$ -	\$ 7,935
4 Family Services - Home Companion Senior Personal Coordination		\$ 13,411	\$ -	\$ 13,411
5 Hands of Faith - Emergency Shelter for Homeless Families		\$ 11,176	\$ -	\$ 11,176
6 HealthNet: Expanding Access to Primary Medical & Dental for Beloit		\$ 11,176	\$ -	\$ 11,176
7 House of Mercy - Rental Assistance		\$ 8,382	\$ -	\$ 8,382
8 Latino Service Providers Coalition - Hispanic Community Inclusion		\$ 5,029	\$ -	\$ 5,029
9 Merrill Community Center - Youth and Senior Programs		\$ -	\$ -	\$ -
10 Project 16:49 - Robin House Transitional Living Program		\$ 8,382	\$ -	\$ 8,382
11 Stateline Literacy Council - Hispanic Outreach for Comprehensive Literacy		\$ 11,176	\$ -	\$ 11,176
Total Public Services		\$ 114,075	\$ -	\$ 114,075
Planning and Program Administration: 20% cap =	\$152,100			
12 Program Administration (No Application Needed)		\$ 106,400	\$ 45,700	\$ 152,100
Total Planning and Program Administration		\$ 106,400	\$ 45,700	\$ 152,100
Code Enforcement				
13 Community Development Dept. - Code Enforcement / Inspection Program		\$ 150,000	\$ 45,800	\$ 195,800
Total Code Enforcement		\$ 150,000	\$ 45,800	\$ 195,800
Housing Rehabilitation				
14 Community Development Dept. - Housing Rehabilitation Revolving Loan Program		\$ 179,525	\$ 102,000	\$ 281,525
16 Neighborhood Housing Services		\$ -	\$ -	\$ -
Total Housing Rehabilitation		\$ 179,525	\$ 102,000	\$ 281,525
Economic Development				
17 Economic Development Revolving Loan Fund		\$ -	\$ 17,000	\$ 17,000
Total Economic Development		\$ -	\$ 17,000	\$ 17,000
GRAND TOTALS		\$ 550,000	\$ 210,500	\$ 760,500
Difference		\$ -	\$ -	\$ -

CAP Calculations

Pub Service Cap = (2017 Grant + 2016 PI) x 15%	\$ 114,075
Planning Cap = (2017 Grant + 2017 PI) x 20%	\$ 152,100
Limit of 20% New Grant Funds Cap towards PA	\$ 110,000
2016 Projected PI	\$ 233,230
2017 Projected PI	\$ 210,500

Attachment B

Funding Priorities Approved by City Council:

- 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.
- Code Enforcement
- Housing Rehabilitation
- Economic Development Activities, with priority given to Technical Job Training
- Program Administration
- Fair Housing

Applicant	Funding Priority Met (Y/N)	Which Funding Priority is Met
Beloit Meals on Wheels - Home Delivered Meals Assistance	Y	Neighborhood stabilization
Community Action - Fatherhood Initiative and Mentoring Programs	Y	Education in budgeting and life skills; employment training
Family Services - Emergency Housing for Homeless Victims of DV	Y	Comprehensive case management strategies
Family Services - Home Companion Senior Personal Coordination and Case Management	Y	Comprehensive case management strategies
Hands of Faith - Emergency Shelter for Homeless Families	Y	Budgeting and life skill training
HealthNet of Rock County - Expanding Access to Primary Medical and Dental Care for Beloit	Y	Neighborhood stabilization & comprehensive case management strategies
House of Mercy - Rental Assistance	Y	Comprehensive case management strategies
Latino Service Providers Coalition - Hispanic Community Inclusion	Y	Education in life skills
Merrill Community Center - Youth and Senior Programs	Y	Education in life skills and case management with the youth
Project 16:49 - Robin House Transitional Living Program	Y	Comprehensive case management strategies; education in budgeting and life skills
Stateline Literacy Council - Hispanic Outreach for Comprehensive Literacy	Y	Education in life skills and employment skills
Community & Housing Services - Code Enforcement/Inspection Program	Y	Code enforcement
Community & Housing Services - Housing Rehab Revolving Loan Program	Y	Housing rehabilitation

2017 Public Service Program Requests

	Name of Agency	Name of Project	2017 Grant Dollars Requested	CDA Recommendation	Project Description
1	Beloit Meals on Wheels	Home Delivered Meals Assistance	\$6,000	\$5,588	This program serves residents living in the City of Beloit by providing daily nutritious meals to homebound elderly, ill, and disabled people. The funding will help subsidize meal costs for the program.
2	Community Action, Inc. of Rock and Walworth Counties	Skills Enhancement and Fatherhood Initiative	\$45,000	\$31,820	The proposed project will address the supportive service needs of Community Action program participants involved in the Skills Enhancement and Fatherhood Initiative programs in Beloit. Some of these services include assistance to participants in low wage jobs in gaining education and training, and preparing participants through curriculum to gain and retain employment.
3	Family Services	Emergency Housing and Case Management Project for Homeless Victims of Domestic Violence	\$8,000	\$7,935	This program is dedicated to the purpose of facilitating persons toward housing stability through short-term emergency house and related services. The funding would be used to enhance the case management component of the services provided to improve success rates of families that have been displaced due to domestic violence.
4	Family Services	Home Companion- Senior Personal Care Coordination and Case Management	\$16,100	\$13,411	The registry provides supportive care and assistive care to the elderly, ill and disabled to enable them to remain independent. The registry provides cost-effective services to clients and registry-approved caregivers. This program also provides job training for personal care workers.
5	Hands of Faith	Emergency Shelter for Homeless Families	\$15,000	\$11,176	This is a 30-45 day emergency shelter for homeless families. Hands of Faith relies on local houses of worship to provide the meals and overnight accommodations for our homeless families. Case management and short-term rental assistance/security deposits are provided to assist participants in obtaining permanent housing.
6	HealthNet of Rock County, Inc.	Primary Care (Medical, Dental, and Vision Clinic)	\$25,000	\$11,176	This program provides free medical care to low-income and completely uninsured Rock County residents (~26% reside in the City of Beloit). With patient visit numbers continuing to increase, the funding would be used for clinic services, primarily direct staff wages, as well as direct assistance to clients that reside in the City of Beloit for labs, medical supplies, medication, etc.
7	House of Mercy	Rental Assistance	\$15,000	\$8,382	This program will provide supportive services to families receiving Rapid Rehousing and Prevention rental assistance, such as case management, transportation assistance, utility assistance, and other assistance that will ensure wrap around services are being provided to the families.
8	Latino Service Providers Coalition	Hispanic Community Inclusion	\$9,675	\$5,029	This program will coordinate, maintain and further disseminate social service information to the Latino Community. The overall objective is to provide a means of communication between the Spanish-speaking community, schools, health facilities, banks, and other Stateline organizations.
9	Merrill Community Center	Youth and Senior Programs	\$15,000	\$0	This program provides case management and programming for participants of the After School and Summer Youth programs, as well as the Adult-Senior Programs. These programs are designed to help youth and seniors who live below poverty guidelines to be more self-sufficient by giving them opportunities to acquire tools and resources that they may need in order to be successful.
10	Project 16:49	Robin House Transitional Living Program	\$10,000	\$8,382	This program provides transitional housing, case management, and supportive services to allow participants to complete their high school education and increase their self-sufficiency as they transition to adulthood. The funds will be used subsidize the wages of the case manager and direct program services.
11	Stateline Literacy Council	Hispanic Outreach for Comprehensive Literacy	\$30,000	\$11,176	This project provides literacy services to English and non-English speaking adults with limited basic skills and limited proficiency in English. The students will gain at least the minimum education level to qualify for a job above minimum wage and/or to increase their job skills by increasing their community levels.
			\$194,775	\$114,075	Requested for Public Services
			\$114,075	\$114,075	Total Available for Public Services
			(\$80,700)	\$0	Surplus/Deficit

2017 City Programs

		2017 Program Income Expected				
		2017 Grant Funds	Rental Registration Program	Housing Rehab RLF	ED Loan RLF	
Available Balance		\$435,925	\$91,500	\$102,000	\$17,000	
City of Beloit - Community Development	Planning and Administration	\$106,400	\$45,700	\$0	\$0	This amount will fund a portion of salaries for six City personnel in order to administer the overall CDBG program, and some CDBG projects listed here. Salary expenses not covered by CDBG, will directly affect the City's General Fund budget.
City of Beloit - Community Development	Code Enforcement / Inspection Program	\$150,000	\$45,800	\$0	\$0	This program was developed to help maintain and improve safety conditions, property values and quality of life in Beloit's neighborhoods. This funding would allow us to maintain the City-wide Code Enforcement that we currently provide.
City of Beloit - Community Development	Housing Rehabilitation Revolving Loan Program	\$179,525	\$0	\$102,000	\$0	This program helps low to moderate income families by offering financial solutions to make necessary repairs or improvements to their property.
City of Beloit - Economic Development	Commercial and Industrial Loan Program	\$0	\$0	\$0	\$17,000	This program provides loans on terms tailored to meet the needs of qualified borrowers for projects that promote local economic development through the expansion and retention of employment and business opportunities in the City of Beloit.
TOTAL		\$435,925	\$91,500	\$102,000	\$17,000	