



**AGENDA**  
**BELOIT CITY COUNCIL**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Monday, October 01, 2018**

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
  - 3.a. Proclamation declaring October 7-13, 2018 as National Fire Prevention Week (Dunkin)  
[Attachment](#)
  - 3.b. Proclamation declaring September 15, 2018 to October 15, 2018 as Hispanic Heritage Month (Dunkin)  
[Attachment](#)
4. PUBLIC HEARINGS
  - 4.a. Consideration of Resolution 2018-163 approving a Conditional Use Permit to allow a drive-in use in a C-2, Neighborhood Commercial District, for the property located at 2648 Prairie Avenue (Christensen) Plan Commission recommendation for approval 3-2  
[Attachment](#)
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.*

  - 6.a. Consider approval of Minutes of the regular meeting of September 17, 2018 (Stottler)  
[Attachment](#)
  - 6.b. Consideration of Resolution 2018-173 Authorizing Final Payment of Public Works Contract C16-10 Third Street Demolitions (Williamson)  
[Attachment](#)
  - 6.c. Consideration of Resolution 2018-172 Authorizing Final Payment of Public Works Contract C17-28 Primary Clarifier #2 Rehabilitation (Williamson)  
[Attachment](#)
  - 6.d. Referral to Plan Commission: Consider application for a Conditional Use Permit to allow a

drive-in use for the properties located at 802, 810, and 816 Fourth Street (Christensen)  
[Attachment](#)

- 6.e. Referral to ABLCC: Consider Application for a new Class "A" Beer and "Class A" Liquor License for Nicholas F. Lerma, d/b/a Nico's Convenience & Liquor Store, located at 2648 Prairie Avenue, Katrina Poulisse, Agent (Stottler)  
[attachment](#)

## 7. LICENSES

- 7.a. Consideration of Resolution 2018-170 for approval/denial of 2017-2019 applicants for an Alcohol Beverage Operator's (Bartender's) License for period September 11-25, 2018 (Stottler)  
[Attachment](#)

## 8. ORDINANCES

- 8.a. Consideration of Ordinance No.3629 to amend certain sections of the Index of Special Locations Section 13.02 of the Code of General Ordinances of the City of Beloit, relating to the establishment of stop signs and turning movements at the Branigan Road/Frontage Road Intersection (Williamson) Traffic Review Committee recommendation for approval 6-0 First reading  
[Attachment](#)
- 8.b. Consideration of Ordinance No.3630 to amend certain sections of the Index of Special Locations Section 13.02 of the Code of General Ordinances of the City of Beloit, relating to the removal of parking along Townhall Road (Williamson) Traffic Review Committee recommendation for approval 6-0 First reading  
[Attachment](#)

## 9. APPOINTMENTS

*The individuals named below have been nominated for a seat on a city board, committee or commission. Each nomination is subject to confirmation by the City Council, approval of appointment will be accomplished by one motion unless a council member requests to take up a nomination separately, in which event the nomination will be removed from the General Order of Business and considered at this point on the agenda.*

## 10. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

## 11. CITY MANAGER'S PRESENTATION

- 11.a. Presentation of the draft 2018-2020 Strategic Plan (Luther)
- 11.b. Presentation of proposed 2019 Operating, Library, and Capital Improvements Budgets (Miller) (Budget available for review at [www.beloitwi.gov](http://www.beloitwi.gov))

## 12. REPORTS FROM BOARDS AND CITY OFFICERS

- 12.a. Consideration of Resolution 2018-165 authorizing the City Manager to acquire Tax Delinquent Properties from the Rock County Treasurer (Christensen)  
[Attachment](#)
- 12.b. The City Council may convene in closed session in the City Manager's conference room on the fourth floor of City Hall pursuant to Wis. Stats. 19.85 (1)(c) to consider the employment,

promotion, compensation, or performance evaluation data of a public employee over which the governmental body has jurisdiction or exercises responsibility, namely to discuss mid-year performance of City Manager Luther. The Council will not reconvene into open session.

### 13. 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.

Lorena Rae Stottler  
City of Beloit Clerk-Treasurer  
[www.beloitwi.gov](http://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 and are archived on the BATV YouTube Channel for viewing at your leisure.

**WHEREAS**, the City of Beloit is committed to ensuring the safety and security of all those living in and visiting the City of Beloit and fire is a serious public safety concern both locally and nationally, and homes are where people are at greatest risk from fire; and

**WHEREAS**, home fires killed 2,735 people in the United States in 2016, according to the National Fire Protection Association (NFPA), and fire departments in the United States responded to 352,000 home fires; and

**WHEREAS**, the majority of U.S. fire deaths (4 out of 5) occur at home each year and the fire death rate per 1000 home fires reported to U.S. fire departments was 10 percent higher in 2016 than in 1980; and

**WHEREAS**, Beloit’s residents should identify places in their home where fires can start and eliminate those hazards; and

**WHEREAS**, working smoke alarms cut the risk of dying in reported home fires in half; and

**WHEREAS**, Beloit’s residents should install smoke alarms in every sleeping room, outside each separate sleeping area, and on every level of the home and should listen for the sound of the smoke alarm and when it sounds respond by going outside immediately to the designated meeting place; and

**WHEREAS**, Beloit’s residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

**WHEREAS**, Beloit’s first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

**WHEREAS**, Beloit’s residents are responsive to public education measures and are able to take action to increase their safety from fire, especially in their homes; and

**WHEREAS**, the 2018 Fire Prevention Week theme, “**Look. Listen. Learn. Be aware-fire can happen anywhere**” effectively serves to remind us that we need to take personal steps to increase our safety from fire.

**NOW, THEREFORE**, the City Council President of the City of Beloit, do hereby proclaim October 7-13, 2018, as “**Fire Prevention Week**” throughout this city; urges all the people of Beloit to be aware of their surroundings, look for available ways out in the event of a fire or other emergency, respond when the smoke alarm sounds by exiting the building immediately, and to support the many public safety activities and efforts of Beloit’s fire and emergency services during Fire Prevention Week 2018.

Presented this 1st day of October 2018.

**BELOIT CITY COUNCIL**

\_\_\_\_\_  
Kevin D. Leavy, President

ATTEST:

\_\_\_\_\_  
Lorena Rae Stottler, City Clerk

**WHEREAS**, Hispanic Heritage Month is an opportunity to recognize the contributions of Hispanic Americans and to celebrate Hispanic heritage and culture; and

**WHEREAS**, the observation began in 1968 as Hispanic Heritage Week under President Lyndon B. Johnson, but was enacted into federal law on August 17, 1988, calling upon public officials, educators, librarians, and all the people of the United States to observe this time with ceremonies, activities, and programs; and

**WHEREAS**, the observance celebrates the culture and traditions of people whose ancestry can be traced to Spain, Mexico, Central America, South America and the Caribbean islands; and

**WHEREAS**, the 2016 U.S. Census estimates that nearly 19% of Beloit's population are Hispanic and Latino residents; and

**WHEREAS**, these Hispanic and Latino residents play a unique and vital role in our economy and workforce, as well as our education and faith communities.

**NOW, THEREFORE, THE PRESIDENT OF THE BELOIT CITY COUNCIL** proclaims September 15, 2018, to October 15, 2018, as Hispanic Heritage Month in the City of Beloit and encourages the support and participation of all residents to observe this month with appropriate ceremonies, activities, and programs.

Presented this 1<sup>st</sup> day of October 2018.

BELOIT CITY COUNCIL

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Kevin D. Leavy, President

ATTEST;

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Lorena Rae Stottler, City Clerk

# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL



<b>Topic:</b>	Conditional Use Permit Application for the property located at 2648 Prairie Avenue		
<b>Date:</b>	October 1, 2018		
<b>Presenter:</b>	Julie Christensen	<b>Department:</b>	Community Development

### Overview/Background Information

Nicolas Lerma has filed an application for a Conditional Use Permit (CUP) to allow a drive-through convenience store in a C-2, Neighborhood Commercial District, for the property located at 2648 Prairie Ave. If the uses are approved, the City Council is authorized to impose conditions to minimize any potential adverse effects. Any conditions imposed must be supported by substantial evidence, not simply based on personal preferences or speculation.

### Key Issues

1. The subject property includes a commercial building with a drive-through window and parking lot that was previously Fiesta Cancun. The building is 3,200 square feet in area and was constructed in 1995.
2. The drive-through use requires a CUP in the C-2 zoning district.
3. A CUP to allow indoor alcohol sales in the C-2 Neighborhood Commercial District was previously approved for the site in 2009. The CUP from 2009 prohibits the use of the drive-through lane and window; the approval of this Conditional Use as presented would supersede this condition from the 2009 resolution.
4. According to Section 8-112 of the Zoning Ordinance, drive-through uses shall include at least 3 stacking spaces for the pick-up area. The subject property includes adequate stacking spaces for the drive-through. (See attached location & zoning map)
5. Section 8-103 of the Zoning Ordinance specifies that sales-oriented retail sales shall provide one parking stall per 250 square feet of building area. For a 3,200 square foot building, 13 spaces would be required. The subject property has at least 13 parking stalls, which exceed the minimum number required. 50 parking spaces are currently provided.
6. The Plan Commission reviewed this item on September 5th and 19th, 2018 and voted (3-2) to recommend approval of the CUP to allow a drive-in use, subject to the two conditions recommended by planning staff and an additional condition added by the Plan Commission that would prohibit the sales of alcohol in the drive-through lane. The condition recommended by Plan Commission is not supported by substantial evidence and is based on speculation.

### Conformance with Strategic Plan

- Approval of this action would conform with the stated purpose of the following strategic goal:
- Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
  - Goal #2 - Create and Sustain a High Performing Organization
  - Goal #3 - Create and Sustain Economic and Residential Growth
  - Goal #4 - Create and Sustain a High Quality of Life
  - Goal #5 - Create and Sustain High Quality Infrastructure and Connectivity
  - Goal #6 - Create and Sustain a Positive Image, Enhance Communications and Engage the Community

### Sustainability

(If applicable, 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. Consider whether the policy or program will reduce dependence upon fossil fuels, reduce dependence on chemicals and other manufacturing substances that accumulate in nature, reduce dependence on activities that harm life sustaining eco-systems, and/or meet the hierarchy of present and future human needs fairly and efficiently. Write N/A if not applicable)

N/A

### Action Required/Recommendation

- City Council consideration and action on the proposed Resolution

### Fiscal Note/Budget Impact

N/A

### Attachments

Resolution and Staff Report to the Plan Commission

**RESOLUTION 2018-163**

**RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT  
TO ALLOW A DRIVE-IN USE IN A C-2, NEIGHBORHOOD COMMERCIAL DISTRICT, FOR THE  
PROPERTY LOCATED AT 2648 PRAIRIE AVE**

**WHEREAS**, the application of Nicolas Lerma for a Conditional Use Permit (CUP) to allow a drive-in use in a C-2, Neighborhood Commercial District, for the property located at 2648 Prairie Ave, 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 filed in the City Clerk's office; and

**WHEREAS**, the City of Beloit Plan Commission has recommended approval of the drive-in use on the subject property, based upon the Findings of Fact in the Staff Report to the Plan Commission.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Beloit, Rock County, Wisconsin does hereby grant, superseding any other prior condition or restriction to the contrary, a Conditional Use Permit to allow a drive-in use in a C-2, Neighborhood Commercial District, for the property located at 2648 Prairie Ave in the City of Beloit, for the following described premises:

Lot 1 of a Certified Survey Map as recorded in Volume 8 on Pages 351 & 352 of the Certified Survey Maps of Rock County, located in the City of Beloit, County of Rock, State of Wisconsin. Said parcel contains 0.90 acre, more or less.

upon the following conditions and restrictions upon the Conditional Use Permit, which are hereby deemed necessary for the public interest and are listed as follows:

1. The Conditional Use Permit (CUP) authorizes the occupancy of the existing 3,200 square-foot commercial building on the subject property where customers drive up to purchase goods.
2. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.
3. Alcohol is prohibited from being sold through the drive-through window.

**BE IT FURTHER RESOLVED** that the applicant is formally advised of the following additional ordinance requirements:

1. The Architectural Review Ordinance requires the approval of an Architectural Review Certificate prior to making any exterior changes to the building, including signage.
2. The Property Maintenance Code requires all waste containers (dumpsters) to be screened from public view on three sides by a solid fence or wall and on the fourth side by a solid gate.

Resolution 2018-163  
Page 2 of 2

Approved this 1<sup>th</sup> day of October, 2018.

**CITY COUNCIL OF THE CITY OF БЕЛОIT**

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Kevin D. Leavy, President

ATTEST:

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Lorena Rae Stottler, City Clerk-Treasurer





## REPORT TO THE BELOIT CITY PLAN COMMISSION

**Meeting Date:** September 19, 2018

**Agenda Item:** 3(a)

**File Number:** CU-2018-08

**Applicant:** Nicolas Lerma

**Owner:** KHY LLC

**Location:** 2648 Prairie Avenue

**Existing Zoning:** C-2, Neighborhood Commercial District

**Existing Land Use:** Commercial Building

**Use:** Vacant

**Parcel Size:** 0.90 Acre

### Request Overview/Background Information:

Nicolas Lerma has filed an application for a Conditional Use Permit (CUP) to allow a drive-through convenience store in a C-2, Neighborhood Commercial District, for the property located at 2648 Prairie Ave. If the uses are approved, the City Council is authorized to impose conditions it deems necessary to reduce or minimize any potential adverse effects on surrounding properties. However, a new state law requires the decision to approve or deny a conditional use permit to be based on substantial evidence. In addition, any requirements or conditions established must be related to the purpose of the ordinance and, to the extent practicable, be measurable.

### Key Issues:

1. The subject property includes a commercial building with a drive-through window and parking lot that was previously Fiesta Cancun. The building is 3,200 square feet in area and was constructed in 1995.
2. If approved, customers will drive their vehicles into the Prairie Avenue access, drive behind the building, to the window on the south side to purchase goods.
3. The drive-through use requires a CUP in the C-2 zoning district.
4. A CUP to allow indoor alcohol sales in the C-2 Neighborhood Commercial District was previously approved for the site in 2009. The CUP from 2009 prohibits the use of the drive-through; the approval of this Conditional Use would override the previous 2009 resolution.
5. According to Section 8-112 of the Zoning Ordinance, drive-through uses shall include at least 3 stacking spaces for the pick-up area. The subject property includes adequate stacking spaces for the drive-through. (See attached location & zoning map)
6. Section 8-103 of the Zoning Ordinance specifies that sales-oriented retail sales shall provide one parking stall per 250 square feet of building area. For a 3,200 square foot building, 13 spaces would be required. The subject property has at least 13 parking stalls, which exceed the minimum number required. 50 parking spaces are currently provided.
7. A site visit was conducted to investigate screening concerns that were brought up at the previous Plan Commission meeting. It was determined that adequate landscape screening is being provided to the Iva Court Condominiums but the waste container (dumpster) on site is not screened. (see attached photo)
8. The application was sent to the City's Review Agents, and the following comment was received. The Police Department has expressed concerns which are outlined in the Beloit Police Department memo attached to this report. They have concerns about the use of the property to the north as access to the subject property.
9. The City's other Review Agents have reviewed this application and do not have any comments or concerns.
10. The attached Public Notice was sent to thirty three nearby property owners. Staff has not received any questions.
11. **Findings of Fact** – Based on Section 2-504 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:
  - a. **Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;**
    - The proposed drive-through store will operate on a site and within a building that was designed to accommodate drive-through traffic.
  - b. **Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;**
    - The subject property is located in a busy commercial area, and any additional traffic, noise, and glare generated by this store is compatible with existing conditions.
  - c. **Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;**
    - Commercial uses have occupied this site off and on since 1995. We do not believe the utilization of the drive-through will diminish or impair property values.
  - d. **Whether the establishment of the conditional use will impede the normal and orderly development**

**and improvement of the surrounding property;**

- This is an urbanized area and the surrounding properties are fully developed.
- e. **Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;**
  - The applicant has not proposed any architectural changes, although if approved the applicant will have to submit an architectural review application for any exterior improvements, which includes signage.
- f. **Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;**
  - Adequate facilities and infrastructure are available to serve the conditional uses.
- g. **Whether adequate measures will be taken to minimize traffic congestion; and**
  - Prairie Avenue is capable of handling the additional traffic that will be generated by the proposed drive-through use.
- h. **Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.**
  - The conditional uses will comply with all other applicable regulations of the Zoning Ordinance.

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**Consistency with Comprehensive Plan and Strategic Plan:**

The Comprehensive Plan recommends Planned Mixed Uses for the subject property. This proposed store and the underlying zoning classification are consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goal #3 by creating and sustaining economic growth.

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**Staff Recommendation:**

The Planning & Building Services Division recommends **approval** of a Conditional Use Permit to allow a drive-through use in a C-2, Neighborhood Commercial District, for the property located at 2648 Prairie Avenue, based on the above Findings of Fact and subject to the following conditions:

4. This Conditional Use Permit (CUP) authorizes the occupancy of the existing 3,200 square-foot commercial building on the subject property where customers drive up to purchase goods.
5. This Conditional Use supersedes any prior restrictions on drive-through sales that may exist.
6. An Architectural Review Certificate must be obtained prior to making any exterior changes to the building including signage.
7. All waste containers (dumpsters) must be screened from public view on all sides.
8. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.

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**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Location & Zoning Map, Site Photos, Police Department Report, Application, Neighbor Notice, Mailing List, and Resolution.

# Location & Zoning Map

2648 Prairie Ave


CU-2018-08




1 inch = 70 feet

0 12.5 25 50 75 Feet

## Legend

 Parcel Poly

 City Limits (Corp Poly)

Map prepared by: Hilary Rottmann  
Date: August 2018  
For: City of Beloit Planning & Building  
Date of Aerial Photography: 2016

# PLANNING & BUILDING SERVICES DIVISION

View from Prairie Street looking at 2648  
Prairie Avenue



View from behind  
building facing west to Ivy  
Court Condominiums





## Beloit Police Department

To: David Zibolski  
Chief of Police

From: Thomas Stigler  
Captain of Patrol

Date: Friday, August 17, 2018

RE: 2648 Prairie Avenue – Conditional Use Permit Application

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On August 14, 2018 we received notification via email of a CUP application for a “drive through and alcohol sales” for the vacant commercial building at 2648 Prairie Avenue, Beloit, WI. City Planner II Hilary Rottmann requested that we provide the Planning & Building Services Division with any comments or concerns regarding this property and the proposed Conditional Use by Friday, August 24, 2018. Although it was not requested, I will also comment on the applicant.

Subject property: 2648 Prairie Ave is located on the west side of Prairie Avenue between Elmwood Avenue and E Post Rd. This vacant building was previously used as a fast food restaurant with a drive through window. There is a vacant commercial lot to the north and several occupied commercial buildings to the south. The east side of Prairie Avenue on this block is occupied commercial buildings. The property has driveway access to Prairie Avenue through its own driveway or through adjacent properties on either side. The west side of the property is lined with small trees separating the commercial properties from the residences on Iva Ct.

The City of Beloit currently has two businesses that offer drive through alcohol sales. The two businesses are the Turtle Tap at 1344 E Grand Avenue and the tobacco Shack at 1212 Cranston Rd. A review of calls for service for both businesses from 01/01/2016 to 08/06/2018 did not reveal any calls for the Turtle Tap related to their drive-through. Turtle Tap’s primary business is a tavern.



## Beloit Police Department

The Tobacco Shack is a similar business as this proposed in this CUP. There were several calls for service that raise concerns.

On 01/12/2016 a customer got into an argument with the owner because the customer was taking too long in the drive through and holding up other customers. (BE160772) The argument continued in front of the store and escalated to pushing and shoving. Officers responded and the issue was resolved without arrest or enforcement action.

On 05/04/2016 & 02/26/2018 were issued citations for selling alcohol to an underage person. (BE168853, BE1807685). Though not related directly to the drive-through portion of the business one can construe that it would be easier for an underage person to purchase during a drive-through transaction as opposed to a face to face in store transaction.

In 2018 there were two calls for service where concerned citizens reported intoxicated persons left the Tobacco Shack driving vehicles. (BE1804431 & BE1821017). Police responded to both calls and no arrests were made. Though not directly related to the drive-through portion of the business one can construe that it would be easier for an intoxicated person to purchase during a drive-through transaction as opposed to a face to face in store transaction.

From 01/01/2016 to 08/06/2018 there were 8 motor vehicle accidents in the parking lot of the Tobacco Shack.

The above calls for service raise the following concerns:

1. Public Safety and the purchase of alcohol by underage persons and persons who are under the influence. If these persons are willing to enter a business to purchase alcohol it is reasonable to believe they would feel more comfortable using the drive-through. How will this applicant ensure drive-through customers are of legal age and not under the influence?



## Beloit Police Department

- Public Safety and the traffic flow in and out of the business lot. Presuming this will be a business with a high volume of traffic as other businesses with alcohol sales, the planning for this traffic is necessary for the safety of the customers and those travelling on Prairie Avenue. The potential for customers using the shared driveway may create bottlenecks both on Prairie Avenue as well as on the connected parking lots. I do not see where these concerns are addressed in the document I was provided.

Applicant: Nicole M Fischer 10/27/1976 of 1713 E Williams Dr. Beloit, WI has no adverse contacts in our records. It appears she has been a resident of Beloit for at least 12 years and has no open judicial cases.

Based upon this review I believe the approval of this CUP will, if steps are not taken to mitigate them, create Public Safety concerns for customers of this business and the general public travelling on Prairie Avenue. The issue of having another drive through liquor sales business operating in our city is not addressed.

Respectfully submitted,

Thomas Stigler  
Captain of Patrol



CC: JUNE CHRISTENSEN



**Beloit Police Department**

To: David Zibolski  
Chief of Police

From: Thomas Stigler  
Captain of Patrol

Date: Monday, September 10, 2018

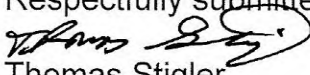
RE: 2648 Prairie Avenue – Conditional Use Permit Application

On September 7, 2018 we received notification via email of a request for additional information on an updated CUP application for the vacant commercial building at 2648 Prairie Avenue, Beloit, WI.

The original CUP response from our agency was based upon a “drive through and alcohol sales”. The City recently discovered the alcohol use was already approved through a prior permit and therefore the CUP is now just for “drive-through” use. The Plan Commission wanted to know if our agency had any concerns based upon this new information. Director Christensen requested a reply by 09/12/2018.

The only change to the original memorandum is the issue of the shared driveways. There are currently concrete parking blocks along the south side of the parking lot separating 2648 Prairie Ave and the adjacent property to the south. If these blocks are maintained the traffic concerns will be minimized. There is currently an inconsistent line of parking blocks separating 2648 Prairie Ave and the vacant land directly to the north. I would encourage the city to require the applicant to maintain a consistent vehicular barrier on both sides of the property to keep customers of 2648 Prairie Ave on that property.

RECEIVED BELOIT POLICE DEPARTMENT  SEP 11 2018  DAVID B. ZIBOLSKI CHIEF OF POLICE REF: LICENSED PREMISE FILE
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Respectfully submitted,  
  
Thomas Stigler  
Captain of Patrol

Memo

cc: J. CHRISTENSEN  
CITY ATTY

A015-6-9/21/16-3265



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: CU-2018-08

1. Address of subject property: 2448 Prairie Avenue

2. Legal description: L1 csm v 8PGS 351 & 352

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): 11341505

4. Owner of record: KHY LLC Phone: \_\_\_\_\_

5. Applicant's Name: Nicole Fischer 10/27/76

1713 E. Williams Beloit WI 53511

1608-289-5145 nicolefischer9902@gmail.com

6. All existing use(s) on this property are: Vacant - Will be a liquor/Convenient store.

7. THE FOLLOWING ACTION IS REQUESTED:

A Conditional Use Permit for: Drive Thru & alcohol sales in a(n) C2 Zoning District.

8. All the proposed use(s) for this property will be: Principal use: Store selling tobacco, alcohol, wine, beer, food, snacks

Secondary use: \_\_\_\_\_

Accessory use: \_\_\_\_\_

9. Project timetable: Start date: \_\_\_\_\_ Completion date: \_\_\_\_\_

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: Land Contract
- ( ) Other, explain: \_\_\_\_\_

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

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

Nich Lerma (Signature of Owner)      Nicholas Lerma (Print name)      1-7-13-18 (Date)

See Email from (Signature of Applicant, if different)      Yook Kin Yan (Print name) (owner)      8/1/18 (Date) DP

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.

<b>To be completed by Planning Staff</b>		
Filing fee: <u>\$275.00</u>	Amount paid: <u>\$275.</u>	Meeting date: <u>Sept. 5, 2018</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>Dora Pennington</u>	Date: <u>8/1/18</u>	

↳ Owner Auth.

**Pennington, Drew**

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**From:** Ken <ken.yan@tds.net>  
**Sent:** Wednesday, August 1, 2018 8:38 AM  
**To:** Pennington, Drew  
**Cc:** Randy Walters  
**Subject:** Permission from Property Owner to add Nick Lerma to your upcoming Planning Commission Agenda

Drew,

Good morning, I am the owner of 2648 Prairie Avenue, Beloit, Wisconsin. At present, I am working to finalize a Land Contract agreement with Nick Lerma for my property. You have my permission to add Nick Lerma to your upcoming Planning Commission Agenda for the purposes of review and approval of his liquor license application.

Thanks,

Yoek KIn Yan

COMMUNITY DEVELOPMENT DEPARTMENT

**NOTICE TO THE PUBLIC**

August 27, 2018

To Whom It May Concern:

Nicolas Lerma has filed an application for a Conditional Use Permit to allow a drive-through convenience store with alcoholic beverage sales in a C-2, Neighborhood Commercial District, for the property located at:

**2648 Prairie Avenue.**

The subject property includes a commercial building with a drive-through window and stacking spaces that was previously Fiesta Cancun. Customers will drive their vehicles into the Prairie Avenue access, drive behind the building, purchase their goods, and then exit through the Prairie Avenue access on the property. Both the drive-through use and the sale of alcoholic beverages require a Conditional Use Permit in the C-2 zoning district.

The following public hearings will be held regarding this application:

**City Plan Commission:** Wednesday, September 5, 2018, 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, September 17, 2018, 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 Hilary Rottmann, in the Planning & Building Services Division at (608) 364-6708 or [rottmanh@beloitwi.gov](mailto:rottmanh@beloitwi.gov). Comments will be accepted via telephone, email, and U.S. Mail.*



Haresh Patel  
3520 Country Club Lane  
Morris IL 60450

Alice Blue  
2621 Prairie Ave  
Beloit WI 53511

Cartunes Grill and Bar LLC  
2640 Prairie Ave  
Beloit WI 53511

KHY LLC  
9806 Trappers Trail  
Middleton WI 53562

2121 Milton Ave Property LLC  
2121 Milton Ave Suite 140  
Janesville WI 53545

Gani Mohamed Farouk  
504 Brockway  
Palatine IL 60067

Fastenal Company  
PO Box 168  
Winona MN 55987

Bonanza Enterprise LLC  
1805 N 19th Ave STE 1 W  
Melrose Park IL 60160

McDonalds Corp #48-0169  
PO Box 2440 - MS 1224  
Spokane WA 0

Donna Rasmussen  
2625 IVA Court Unit 21  
Beloit WI 53511

Kenneth R & Maria C Witkins  
110 Maplewood Drive  
Scotia NY 12302

Timothy D Scholten  
2625 IVA Court Unit 23  
Beloit WI 53511

Normand D Witkins  
2625 Iva Court Unit 24  
Beloit WI 53511

Kristi L Winters  
2635 Iva Court Unit 17  
Beloit WI 53511

Bonnie J Reneau  
2635 Iva Court Unit 18  
Beloit WI 53511

Carmen Spencer  
2335 Iva Court Unit 19  
Beloit WI 53511

Matthew RC Bosen  
2635 Iva Court Unit 20  
Beloit WI 53511

Richard R & Pamela A (Trustee) Konicek  
2645 Iva Court Unit 13  
Beloit WI 53511

Teofilo M Rivera  
2645 Iva Court Unit 14  
Beloit WI 53511

Nell E Johnson  
W5854 Quail Drive  
New Lisbon WI 53950

Mark A Lopp  
2645 Iva Court Unit 16  
Beloit WI 53511

Doris A Whiteledge  
2655 Iva Court Unit 9  
Beloit WI 53511

Lisa M Soravia  
2655 Iva Court Unit 10  
Beloit WI 53511

Janice D Allen  
2655 Iva Court Unit 11  
Beloit WI 53511

Jack L Skelly  
2655 Iva Court Unit 12  
Beloit WI 53511

Dewey W Letheby  
2665 Iva Court Unit 5  
Beloit WI 53511

Robert J Kemman  
2665 Iva court Unit 6  
Beloit WI 53511

Brenda K Rudolph  
2665 Iva Court Unit 7  
Beloit WI 53511

Christopher Mason  
2665 Iva Court Unit 8  
Beloit WI 53511

Keith E & Kim R Berner  
2675 Iva Court Unit 1  
Beloit WI 53511



www.avery.com  
1-800-GO-AVERY

Victoria S Woock  
2675 Iva Court Unit 2  
Beloit WI 53511

Charles N Pinson  
2675 Iva Court Unit 3  
Beloit WI 53511

Mark J Miller  
2675 Iva Court Unit 4  
Beloit WI 53511

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FILE# 9380  
NOV 16 2009  
CITY OF БЕЛОIT  
CITY CLERK

**RESOLUTION  
AUTHORIZING A CONDITIONAL USE PERMIT TO ALLOW INDOOR ALCOHOL SALES IN A C-2, NEIGHBORHOOD COMMERCIAL DISTRICT,  
FOR THE PROPERTY LOCATED AT 2648 PRAIRIE AVENUE**

**WHEREAS**, the application of Jose Alonso Lopez Mudonado for a Conditional Use Permit to allow indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at 2648 Prairie Avenue, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

**NOW, THEREFORE, BE IT RESOLVED THAT**, the City Council of the City of Beloit, Rock County, Wisconsin does hereby grant a Conditional Use Permit to allow indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at 2648 Prairie Avenue in the City of Beloit, for the following described premises:

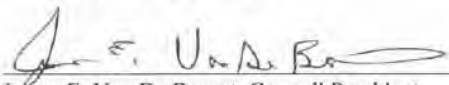
Lot 1, Certified Survey Map recorded in Volume 8, Pages 351-352, Certified Survey Maps of Rock County, located in the City of Beloit, Rock County, Wisconsin. Said parcel contains .9091 acres.

As a condition of granting the Conditional Use Permit, the City Council does hereby stipulate the following conditions and restrictions upon the Conditional Use, which are hereby deemed necessary for the public interest:

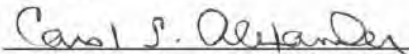
1. This Conditional Use Permit authorizes alcohol sales within the existing building located at 2648 Prairie Avenue.
2. The applicant shall obtain and retain all applicable liquor licenses while the conditional use is established and maintained.
3. The applicant shall re-stripe the parking lot by May 1, 2010.
4. All dumpsters and recycling containers shall be enclosed in accordance with the Architectural Review Code by May 1, 2010.
5. The applicant shall enhance the existing landscape strip along the eastern property line and ensure that the landscape strip complies with Section 34.21(2)(c) of the Architectural Review and Landscape Code by May 1, 2010.
6. The drive-through lane and window may not be utilized whatsoever.
7. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Community Development Director may approve minor changes administratively and allow accessory structures and uses that comply with and meet all of the standards and requirements of the City of Beloit Municipal Code.

Adopted this 16<sup>th</sup> day of November, 2009.

**BELOIT CITY COUNCIL**

  
James E. Van De Bogart, Council President

ATTEST:

  
Carol S. Alexander, WCPC/MMC, City Clerk

CU-2009-14, Jose Alonso Lopez Mudonado, 2648 Prairie Avenue, Council Report

**PROCEEDINGS OF THE БЕLOIT CITY COUNCIL****100 State Street, Beloit WI 53511****City Hall Forum – 7:00pm****Monday, September 17, 2108**

- 1) CALL TO ORDER AND ROLL CALL  
President Leavy called the meeting to order at 7:06 pm.  
Present: Clinton Anderson, Sherry Blakeley, Regina Dunkin, Beth Jacobsen,  
Kevin Leavy, Mark Preuschl  
Absent: Nancy V. Forbeck
- 2) PLEDGE OF ALLEGIANCE
- 3) SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
  - 3.a Introducing newly hired and promoted employees. Public Works Director Laura Pigatti Williamson introduced Debbie Krause as the new Senior Center Coordinator and Tim Draeger, who has been promoted to Solid Waste and Safety Supervisor.
  - 3.b Vice President Dunkin presented a proclamation recognizing Beloit Memorial High School Class of 1963 55th Reunion September 28-30, 2018. Pat Foster, Tom Holmes, and Carol Jacobson were present to accept. File 7148  
[Attachment](#)
- 4) PUBLIC HEARINGS - None
- 5) PUBLIC COMMENTS - None
- 6) CONSENT AGENDA  
Councilor Anderson asked to have item 6.g removed from consent. Moved by Mark Preuschl – Seconded by Regina Dunkin to approve the consent agenda items 6.a – 6.f and 6.h. Motion carried 6 – 0.  
AYES: Clinton Anderson, Sherry Blakeley, Regina Dunkin, Beth Jacobsen, Kevin Leavy, Mark Preuschl  
NOES: None
  - 6.a The minutes of the special August 27 and regular meeting of September 4, 2018 were approved.  
[Attachment](#)
  - 6.b Resolution 2018-159 awarding Public Works Contract C18-38 Gateway Path Improvements and Gap Filling was adopted. File 8789  
[Attachment](#)
  - 6.c Resolution 2018-158 awarding Public Works Contract C18-22 Gateway Detention Basin "A" Regrading was adopted. File 8789  
[Attachment](#)
  - 6.d Resolution 2018-164 authorizing final payment of Public Works Contract C18-02, painting of the 5th street path bridge over the Rock River was adopted. File 8789



- [Attachment](#)
- 6.e Resolution 2018-160 awarding Public Works Contract C18-39 Gateway Business Park Water main was adopted. File 8789  
[Attachment](#)
- 6.f Resolution 2018-166 authorizing the submittal of a grant application to the Wisconsin Department of Administration to assist in the funding for a transit bus replacement - VW settlement was adopted. File 8618  
[Attachment](#)
- 6.g Resolution 2018-169 approving a Lease Agreement between the City of Beloit and the Beloit Youth Hockey Association Inc.  
Councilor Anderson indicated that he is a volunteer coach with this organization but does not have a conflict of interest in voting on this matter.  
Moved by Sherry Blakeley – Seconded by Regina Dunkin to adopt the resolution as presented. Motion carried 6 – 0. File 8091  
AYES: Clinton Anderson, Sherry Blakeley, Regina Dunkin, Beth Jacobsen, Kevin Leavy, Mark Preuschl  
NOES: None  
[Attachment](#)
- 6.h Resolution 2018-168 approving an Intergovernmental Cooperation Agreement related to the Analysis of Impediments to Fair Housing for the Rock County HOME Consortium was adopted. File 8663  
[Attachment](#)
- 7) LICENSES
- 7.a City Clerk-Treasurer Stottler presented Resolution 2018-167 for approval/denial of 2017-2019 applicants for an Alcohol Beverage Operator's (Bartender's) License for period August 28-September 11, 2018. There are 4 application being recommended for approval and 2 applications being recommended for denial.  
Moved by Mark Preuschl – Seconded by Beth Jacobsen to adopt the resolution as presented. Motion carried 6 – 0. File 8747  
AYES: Clinton Anderson, Sherry Blakeley, Regina Dunkin, Beth Jacobsen, Kevin Leavy, Mark Preuschl  
NOES: None  
[Attachment](#)
- 8) ORDINANCES - None
- 9) APPOINTMENTS
- 9.a The undersigned Kevin D. Leavy, duly elected President of the Beloit City Council, subject to confirmation by the Beloit City Council, does hereby appoint the following citizen members to the vacancy and terms indicated below, said appointment being pursuant to nomination made and approved by the Appointment Review Committee at the Regular meeting held September 10, 2018.
- Alcohol Beverage License Control Committee**  
Jeffrey W. Klett, 1980 Boulder Lane (replacing Shelly Cronin as the Beloit School District's Representative) for the 2018 – 2019 school year.
- Municipal Library Board**  
Nora Gard, 2524 White Oaks Drive (replacing Shelly Cronin as the Beloit School District's Representative) for the 2018 – 2019 school year.

**Park, Recreation & Conservation Advisory Commission**

Joseph J. Stadelman, 2431 E. Ridge Road (replacing Laurie Endres as the Beloit School District's Representative) for the 2018 – 2019 school year.

Incumbent Carl Lange to a term ending September 30, 2021.

Incumbent Anthony T. Stewart to a term ending September 30, 2021.

**Traffic Review Committee**

Incumbent Carol Fryar to a term ending September 30, 2020.

Incumbent Robert C. Norder to a term ending September 30, 2020.

Moved by Beth Jacobsen – Seconded by Clinton Anderson to approve the appointment recommendations, with the exception of Anthony Stewart.

Motion carried 6 – 0. File 6261

AYES: Clinton Anderson, Sherry Blakeley, Regina Dunkin, Beth Jacobsen, Kevin Leavy, Mark Preuschl

NOES: None

[Attachment](#)

## 10) COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor Jacobsen had no report.
- Councilor Anderson attended a recent county board meeting.
- Councilor Blakeley enjoyed attending the Historical Society's Heritage Days festival.
- Councilor Preuschl also attended the Historical Society event. He also recently visited Beckman Mill and believes the park to be a real asset to the area. Fred Klett Jr. died after a long illness and he offered his condolences and regrets to the family.
- Vice President Dunkin shared that the new Visit Beloit booklet is out and encouraged citizens to get one today to plug into events around the community.
- President Leavy had no report

## 11) CITY MANAGER'S PRESENTATION

City Manager Luther announced that the inaugural year of the Corporate Cup finished up recently and the City of Beloit took 1st place for the largest employer group. She is really proud of how many employees participated and said it was a lot of fun.

## 12) REPORTS FROM BOARDS AND CITY OFFICERS - None

## 13) ADJOURNMENT

Moved by Mark Preuschl – Seconded by Regina Dunkin to adjourn at 7:25 pm.

Motion carried 6 – 0.

AYES: Clinton Anderson, Sherry Blakeley, Regina Dunkin, Beth Jacobsen, Kevin Leavy, Mark Preuschl

NOES: None

---

Lorena Rae Stottler, City Clerk-Treasurer



# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL



**Topic:** Final Payment for Contract C16-10, Third Street Demolitions

**Date:** October 1, 2018

**Presenter:** Laura Williamson, Public Works Director

**Department:**

Public Works / Engineering

### Overview/Background Information

This project scope resulted in the demolition of four city owned houses located at: 42 Merrill Street, 940 Second Street and, 957 and 959 Third Street

### Key Issues

1. The requirements of the contract have been completed to the satisfaction of the City staff.
2. The original awarded contract amount: \$ 43,600.00  
 Quantity decreases and change orders: \$ 0.00  
 Net payment due contractor: \$ 2,200.00
3. The City Engineer, City Attorney, and Director of Accounting recommend that a final payment be made to Earth Construction LLC. in the amount of \$2,200.00

### Conformance with Strategic Plan

Approval of this agreement would conform with the stated purpose of the following strategic goal:

- Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
- Goal #2 - Create and Sustain a High Performing Organization
- Goal #3 - Create and Sustain Economic and Residential Growth
- Goal #4 - Create and Sustain a High Quality of Life
- Goal #5 - Create and Sustain High Quality Infrastructure and Connectivity
- Goal #6 - Create and Sustain a Positive Image, Enhance Communications and Engage the Community

### Sustainability

(If applicable, 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. Consider whether the policy of program will reduce dependence upon fossil fuels, reduce dependence on chemicals and other manufacturing substances that accumulate in nature, reduce dependence on activities that harm life sustaining eco-systems, and/or meet the hierarchy of present and future human needs fairly and efficiently. Write N/A if not applicable)

The project replaced marginal housing with greenspace in an area that was significantly impacted during the Rock River flood event in 2008. The area is slated for future development, but will remain as greenspace until that time.

### Action Required/Recommendation

Approval of the Resolution authorizing the Final Payment.

### Fiscal Note/Budget Impact

Adequate funding is available in the 2016 Capital Improvement Plan.

### Attachments

Resolution

**RESOLUTION 2018-173**

**RESOLUTION AUTHORIZING FINAL PAYMENT OF PUBLIC WORKS CONTRACT  
C16-10 THIRD STREET DEMOLITIONS**

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

**WHEREAS**, this project demolished four city owned houses near Riverside Park - West; and

**WHEREAS**, the city engineer, comptroller, and attorney recommended final payment to the contractor.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Beloit City Council that Earth Construction LLC be paid \$2,200.00 as the final payment for the Public Works Contract C16-10 Third Street Demolitions as recommended by the City Engineer.

Approved this \_\_\_\_ day of \_\_\_\_\_, 2018.

**CITY COUNCIL OF THE CITY OF БЕЛОIT**

\_\_\_\_\_  
Kevin D. Leavy, President

ATTEST:

\_\_\_\_\_  
Lorena Rae Stottler, City Clerk-Treasurer

**CITY OF BELOIT**  
**DEPARTMENTAL CORRESPONDENCE**

---

**TO:** Mike Flesch

**FROM:** Scott Schneider, Project Engineer

**DATE:** July 25, 2018

**SUBJECT:** Final Payment Contract C16-10  
Third Street Demolitions

The work on this project was completed on August 18, 2017. I found the work and the establishment of grass 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 \$43,600.00, and the final contract amount is \$43,600.00. Payments to date under this contract total \$41,400.00, and all lien waivers from subcontractors are on file.

Therefore, I recommend a final payment in the amount of \$2,200.00 be made to Earth Construction LLC.

# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL



**Topic:** Final Payment for Contract C17-28

**Date:** October 1, 2018

**Presenter:** Laura Williamson, Public Works Director

**Department:**

Public Works / Engineering

### Overview/Background Information

This project rehabilitated one of the two primary clarifiers at the Water Pollution Control Facility. This included rebuilding the main gearbox, replacing wear items, replacing all submerged steel components, and replacing some other existing components with stainless steel or other materials that have a high corrosion resistance. The existing clarifier arms were found to be severely corroded when being prepared for repainting and it was determined to completely replace them. City Council approved the additional work on 3/5/2018.

### Key Issues

1. The requirements of the contract have been completed to the satisfaction of the City.
2. The awarded contract amount was \$ 156,450.00  
 Scope expansion approved by council on 3/5/18 \$ 108,510.00  
 Net payment due contractor \$ 13,248.00
3. The City Engineer, City Attorney, and Director of Accounting recommend that a final payment be made to Fab Tech Wastewater Solutions LLC. in the amount of \$13,248.00

### Conformance with Strategic Plan

Approval of this agreement would conform with the stated purpose of the following strategic goal:

- Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
- Goal #2 - Create and Sustain a High Performing Organization
- Goal #3 - Create and Sustain Economic and Residential Growth
- Goal #4 - Create and Sustain a High Quality of Life
- Goal #5 - Create and Sustain High Quality Infrastructure and Connectivity
- Goal #6 - Create and Sustain a Positive Image, Enhance Communications and Engage the Community

### Sustainability

(If applicable, 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. Consider whether the policy of program will reduce dependence upon fossil fuels, reduce dependence on chemicals and other manufacturing substances that accumulate in nature, reduce dependence on activities that harm life sustaining eco-systems, and/or meet the hierarchy of present and future human needs fairly and efficiently. Write N/A if not applicable)

A properly operated and maintained wastewater treatment facility is critical to sustain and improve the Lower Rock River Watershed for current and future generations. The stainless steel construction shall greatly prolong the useful life of key components.

### Action Required/Recommendation

Approval of the Resolution authorizing the Final Payment.

### Fiscal Note/Budget Impact

Adequate funding is available in the 2018 Capital Improvement Plan.

### Attachments

Resolution

**RESOLUTION 2018-172**

**RESOLUTION AUTHORIZING FINAL PAYMENT OF PUBLIC WORKS CONTRACT  
C17-28 PRIMARY CLARIFIER #2 REHABILITATION**

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

**WHEREAS**, this project rehabilitated a primary clarifier that was beyond its expected service life; and

**WHEREAS**, the city engineer, comptroller, and attorney recommended final payment to the contractor.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Beloit City Council that that Fab Tech Wastewater Solutions LLC. be paid \$13,248.00 as the final payment for the Public Works Contract C17-28 Primary Clarifier #2 Rehabilitation as recommended by the City Engineer.

Approved this \_\_\_ day of \_\_\_\_\_, 2018.

**CITY COUNCIL OF THE CITY OF БЕЛОIT**

\_\_\_\_\_  
Kevin D. Leavy, President

ATTEST:

\_\_\_\_\_  
Lorena Rae Stottler, City Clerk-Treasurer



# CITY OF BELOIT

## DEPARTMENTAL CORRESPONDENCE

---

**TO:** Mike Flesch

**FROM:** Scott Schneider, Project Engineer

**DATE:** August 24, 2018

**SUBJECT:** Final Payment Contract C17-28  
Primary Clarifier #2 Rehabilitation

The work on this project was completed on July 9, 2018. The clarifier has been wet tested with W3, and the electrical issues have been straightened out. I found the work 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 \$156,450.00, and the final contract amount is \$264,690.00. The increase was due to a project scope revision to replace all significant steel components in the clarifier after it was apparent that the corrosion was much more significant than originally known. The scope change was approved by council through a budget amendment. Since no change orders exist for this project beyond those council approved scope revisions, my final payment paperwork will state that there are no change orders. Payments to date under this contract total \$251,812.00, and all lien waivers from subcontractors are on file.

Therefore, I recommend a final payment in the amount of \$13,248.00 be made to Fab Tech Wastewater Solutions LLC.

# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL



**Topic:** Conditional Use Permit Application for the properties located at 802, 810, & 816 Fourth Street - Council Referral to the Plan Commission

**Date:** October 1, 2018

**Presenter:** Julie Christensen

**Department:**

Community Development

### Overview/Background Information

Toubl Contracting Inc. has filed an application for a Conditional Use Permit to allow a drive-in use (pick-up window) in the CBD-2, Central Business District-Fringe, for the properties located at 802, 810, & 816 Fourth Street.

### Key Issues

- The applicant intends to remodel the existing Pizza Hut restaurant located at 802 Fourth Street, and has proposed numerous site improvements including a pick-up window as shown on the attached site plan.
- This project also involves elimination of the front parking area between the building and Fourth Street and the construction of a new off-street parking lot on the adjacent parcels as shown on the site plan.
- The proposed pick-up window includes three (3) stacking spaces and a bypass lane as required by code.
- In addition to the above-mentioned parcels, this project will add pavement to portions of the properties located at 811 Fifth Street and 145 Roosevelt Avenue, which are under common ownership. All five (5) affected parcels are owned by Jagger Bay Properties LLC.
- An application and site plan are attached.

### Conformance with Strategic Plan

Approval of this agreement would conform with the stated purpose of the following strategic goal:

- Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
- Goal #2 - Create and Sustain a High Performing Organization
- Goal #3 - Create and Sustain Economic and Residential Growth
- Goal #4 - Create and Sustain a High Quality of Life
- Goal #5 - Create and Sustain High Quality Infrastructure and Connectivity
- Goal #6 - Create and Sustain a Positive Image, Enhance Communications and Engage the Community

### Sustainability

(If applicable, 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. Consider whether the policy or program will reduce dependence upon fossil fuels, reduce dependence on chemicals and other manufacturing substances that accumulate in nature, reduce dependence on activities that harm life sustaining eco-systems, and/or meet the hierarchy of present and future human needs fairly and efficiently. Write N/A if not applicable)

N/A

### Action Required/Recommendation

- Referral to the Plan Commission for the October 3, 2018 meeting
- This item will most likely return to the City Council for a public hearing and possible action on October 15, 2018

### Fiscal Note/Budget Impact

N/A

### Attachments

Application and Site 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: CH-2018-09

1. Address of subject property: 802 4th St + 810 & 816 Fourth St.

2. Legal description: + 811 Fifth St. & 145 Roosevelt

If property has not been subdivided, attach a copy of the complete legal description from deed. DP

Property dimensions are: \_\_\_\_\_ feet by \_\_\_\_\_ feet = \_\_\_\_\_ square feet.

If more than two acres, give area in acres: \_\_\_\_\_ acres.

3. Tax Parcel Number(s): 13520570

4. Owner of record: Jagger Bay Prop. Phone: \_\_\_\_\_

250 Garden Ln Suite 200 Beloit, WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: Toubl Contracting Inc

250 Garden Ln Ste 207 Beloit WI 53511  
(Address) (City) (State) (Zip)

608-275-7750 / 1 tegan@toublcontracting.com  
(Office Phone #) (Cell Phone #) (E-mail Address)

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

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

A Conditional Use Permit for: Drive thru window

\_\_\_\_\_ in a(n) CBD-2 Zoning District.

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

Principal use: restaurant

Secondary use: drive thru/parking

Accessory use: \_\_\_\_\_

9. Project timetable: Start date: \_\_\_\_\_ Completion date: \_\_\_\_\_

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

- ( ) Owner
- ( ) Leasehold, length of lease: \_\_\_\_\_
- (X) Contractual, nature of contract: General Contractor
- ( ) Other, explain: \_\_\_\_\_

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

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

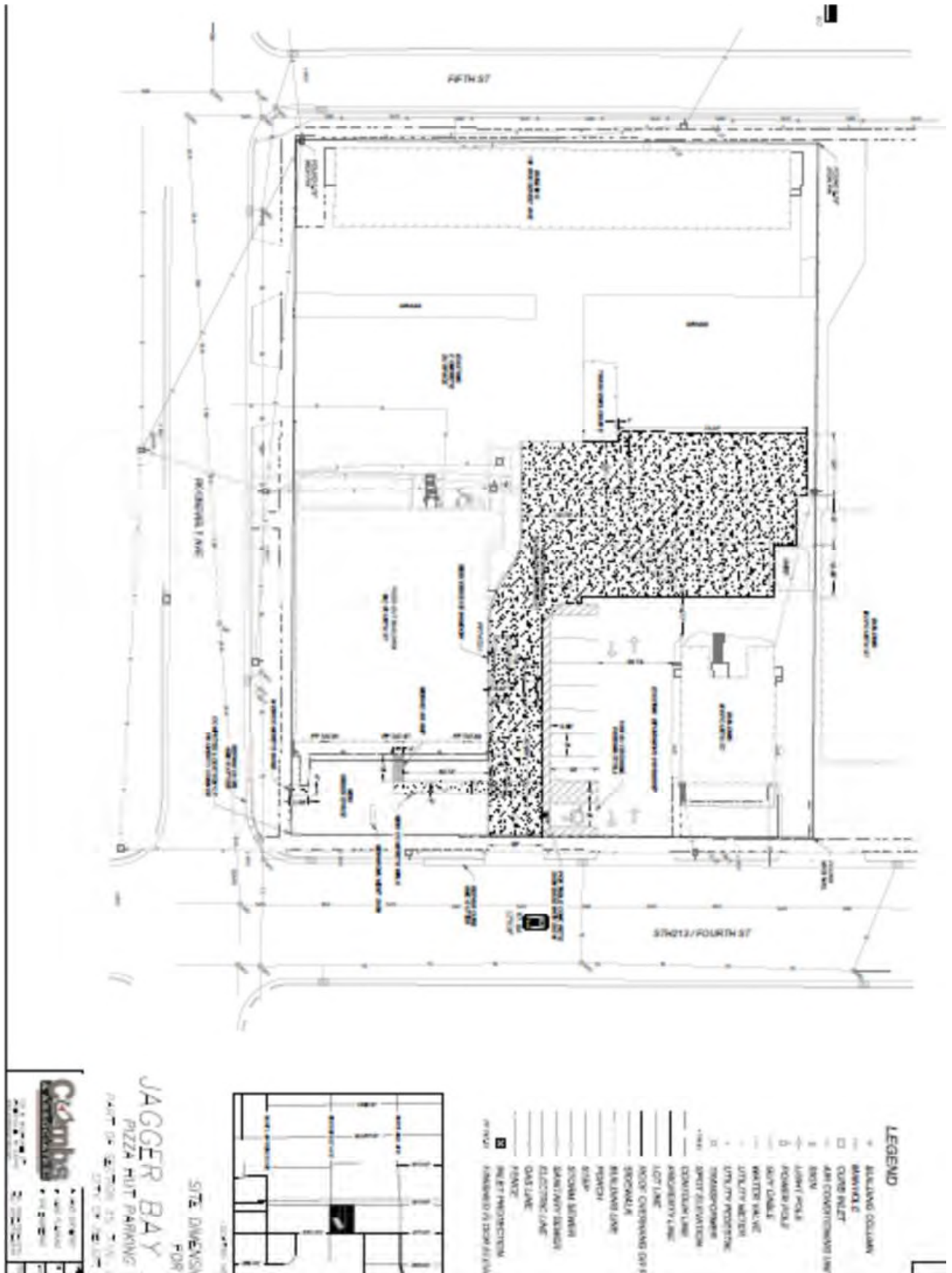
Tegan Keely / Tegan Keely / 9.7.18  
 (Signature of Owner) (Print name) (Date)

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
 (Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application, and all accompanying documents, to the Planning 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: <b>\$275.00</b>	Amount paid: <u>\$275.<sup>00</sup></u>	Meeting date: <u>Oct. 3, 2018</u>
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____	
Application accepted by: <u>Don Pennington</u>	Date: <u>9/7/18</u>	



# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO ABLCC



<b>Topic:</b>	Application for a Class “A” Beer and “Class A” Intoxicating Liquor License for Nico’s Convenience & Liquor Store, located at 2648 Prairie, Katrina Poulisse, Agent.		
<b>Date:</b>	October 8, 2018		
<b>Presenter:</b>	Lorena R. Stottler	<b>Department:</b>	City Clerk-Treasurer

### Overview/Background Information

Nico’s Convenience & Liquor Store, located at 2648 Prairie, Katrina Poulisse, Agent is making an application to establish a new business to be located at 2648 Prairie Avenue and has applied for a Class “A” Beer and “Class A” Intoxicating Liquor License for the license period ending June 30, 2019.

### Key Issues

1. Nico’s Convenience & Liquor Store is opening a business at 2648 Prairie Avenue, formerly Fiesta Cancun restaurant, in the City of Beloit and is requesting a Class “A” Beer and “Class A” Intoxicating Liquor License for the license period ending June 30, 2019.
2. A complete application with fees has been submitted to the Clerk’s office and is being referred to the ABLCC for their October 8th agenda by the City Council on October 1st via the consent agenda.
3. The City Council is Considering a Resolution approving a Conditional Use Permit to allow a drive-in use in a C-2, Neighborhood Commercial District. The Plan Commission recommendation for approval was 3-2; however, the customer/applicant has specifically excluded the sale of alcohol through the drive-up window on his application.
4. The ABLCC will review the application to assure conformity with existing rules, regulations and zoning ordinances of the city and state and will make a recommendation to the Council based on their review.
5. This application will return to the City Council for final action at the October 15, 2018 regular meeting.

### Conformance with Strategic Plan

Approval of this action would conform with the stated purpose of the following strategic goal:

- Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
- Goal #2 - Create and Sustain a High Performing Organization
- Goal #3 - Create and Sustain Economic and Residential Growth
- Goal #4 - Create and Sustain a High Quality of Life
- Goal #5 - Create and Sustain High Quality Infrastructure and Connectivity
- Goal #6 - Create and Sustain a Positive Image, Enhance Communications and Engage the Community

### Sustainability

(If applicable, 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. Consider whether the policy or program will reduce dependence upon fossil fuels, reduce dependence on chemicals and other manufacturing substances that accumulate in nature, reduce dependence on activities that harm life sustaining eco-systems, and/or meet the hierarchy of present and future human needs fairly and efficiently. Write N/A if not applicable)

N/A

### Action Required/Recommendation

Staff has no objection to the ABLCC making a positive recommendation or the City Council approving this license.

### Fiscal Note/Budget Impact

The fee for this action is \$1,000.

### Attachments

(AT-106) Retail License Application; (AT-104) Appointment of Agent; (AT-103) Auxiliary Questionnaires; Supplemental Questionnaire and Map

Revised 05-24-2018

# Original Alcohol Beverage Retail License Application

Submit to municipal clerk.

For the license period beginning \_\_\_\_\_ 20 \_\_\_\_\_ ;  
ending 6/30 20 19

TO THE GOVERNING BODY of the:  Town of } Beloit  
 Village of }  
 City of }

County of Rock Aldermanic Dist. No. \_\_\_\_\_ (if required by ordinance)

- 1. The named  Individual  Partnership  Limited Liability Company  
 Corporation / Nonprofit Organization

hereby makes application for the alcohol beverage license(s) checked above.

- 2. Name (individual/partners give last name, first, middle; corporations/limited liability companies give registered name): Lerma, Nicholas  
Freddy ; NICO'S Convenience & Liquor

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the name, title, and place of residence of each person.

President/Member OWNER Title Owner Name (Last, First, M.I.) Lerma, Nicholas F Home Address 8019 S Creek Rd Post Office & Zip Code Beloit WI 53511

Vice President/Member \_\_\_\_\_

Secretary/Member \_\_\_\_\_

Treasurer/Member \_\_\_\_\_

Agent Poullisse, Katrina 8014 S. Creek Rd Beloit, WI 535

Directors/Managers \_\_\_\_\_

- 3. Trade Name NICO'S Convenience & Liquor Business Phone Number 815-721-5986 Nick cell
- 4. Address of Premises 2648 Prairie Ave Post Office & Zip Code 53511

- 5. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period?  Yes  No
  - 6. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant?  Yes  No
  - 7. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business?  Yes  No
  - 8. (a) Corporate/limited liability company applicants only: Insert state \_\_\_\_\_ and date \_\_\_\_\_ of registration.
  - (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company?  Yes  No
  - (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin?  Yes  No
- (NOTE: All applicants explain fully on reverse side of this form every YES answer in sections 5, 6, 7 and 8 above.)

9. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) Sales floor, storage, dining area

10. Legal description (omit if street address is given above): excluding drive through

- 11. (a) Was this premises licensed for the sale of liquor or beer during the past license year?  Yes  No
- (b) If yes, under what name was license issued? Fiesta Cancun

12. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277].  Yes  No

13. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776].  Yes  No

14. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs?  Yes  No

**READ CAREFULLY BEFORE SIGNING:** Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

[Signature]  
(Officer of Corporation / Member / Manager of Limited Liability Company / Partner / Individual)

### TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>9/24/18</u>	Date reported to council / board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

Original sent 403  
P.D. 9/25/18 ✓

### SCHEDULE FOR APPOINTMENT OF AGENT BY CORPORATION/NONPROFIT ORGANIZATION OR LIMITED LIABILITY COMPANY

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by the officer(s) of the corporation/organization or members/managers of a limited liability company and the recommendation made by the proper local official.

To the governing body of:  Town  Village  City of Beloit County of Rock

The undersigned duly authorized officer(s)/members/managers of Nico's Convenience & Liquor  
(registered name of corporation/organization or limited liability company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as Nico's Convenience & Liquor  
(trade name)

located at 2648 Prairie Ave Beloit, WI 53511

appoints Katrina Poulisse  
(name of appointed agent)

8014 S. Creek Rd Beloit, WI 53511  
(home address of appointed agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes  No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course?  Yes  No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 2 1/2 yrs

Place of residence last year 8014 S Creek Rd Beloit WI 53511

For: Nicos Convenience & Liquor  
(name of corporation/organization/limited liability company)

By: [Signature]  
(signature of Officer/Member/Manager)

And: \_\_\_\_\_  
(signature of Officer/Member/Manager)

#### ACCEPTANCE BY AGENT

I, Katrina Poulisse, hereby accept this appointment as agent for the  
(print/type agent's name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

K Poulisse 9/24/18 Agent's age 27  
(signature of agent) (date)

8014 S Creek Rd Beloit, WI 53511 Date of birth \_\_\_\_\_  
(home address of agent)

#### APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on \_\_\_\_\_ by \_\_\_\_\_ Title \_\_\_\_\_  
(date) (signature of proper local official) (town chair, village president, police chief)



# Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name (please print) (last name)		(first name)		(middle name)	
Lerma		Nicholas		Freddie	
Home Address (street/route)	Post Office	City	State	Zip Code	
8014 S. Creek Rd		Beloit	WI	53511	
Home Phone Number	Age	Date of Birth	Place of Birth		
815-721-5980					

The above named individual provides the following information as a person who is (check one):

- Applying for an alcohol beverage license as an individual.
- A member of a partnership which is making application for an alcohol beverage license.
- \_\_\_\_\_ of \_\_\_\_\_  
(Officer / Director / Member / Manager / Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.


The above named individual provides the following information to the licensing authority:

1. How long have you continuously resided in Wisconsin prior to this date? 9 months
2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? .....  Yes  No  
If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? .....  Yes  No  
If yes, describe status of charges pending. \_\_\_\_\_
4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? .....  Yes  No  
If yes, identify. \_\_\_\_\_  
(Name, Location and Type of License/Permit)
5. Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? .....  Yes  No  
If yes, identify. \_\_\_\_\_  
(Name of Wholesale Licensee or Permittee) (Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employed From	To
Spyder Company	2340 11th St Rockford, IL	2007	2012
R-D Thiel	2340 Newburg Rd Belvidere, IL	1998	2007

**READ CAREFULLY BEFORE SIGNING:** Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.

  
(Signature of Named Individual)

# Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name (please print) (last name) <b>POULISSE</b>		(first name) <b>KATRINA</b>		(middle name) <b>X</b>	
Home Address (street/route) <b>8014 S. CREEK RD</b>		Post Office <b>BELOIT</b>	City <b>BELOIT</b>	State <b>WI</b>	Zip Code <b>53511</b>
Home Phone Number <b>815-414-0991</b>		Age <b>-</b>	Date of Birth <b>.....-..-..</b>	Place of Birth <b>.....</b>	

The above named individual provides the following information as a person who is (check one):

Applying for an alcohol beverage license as an individual.

A member of a partnership which is making application for an alcohol beverage license.

\_\_\_\_\_ of Nico's convenience & liquor  
(Officer / Director / Member / Manager / Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)  
 which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

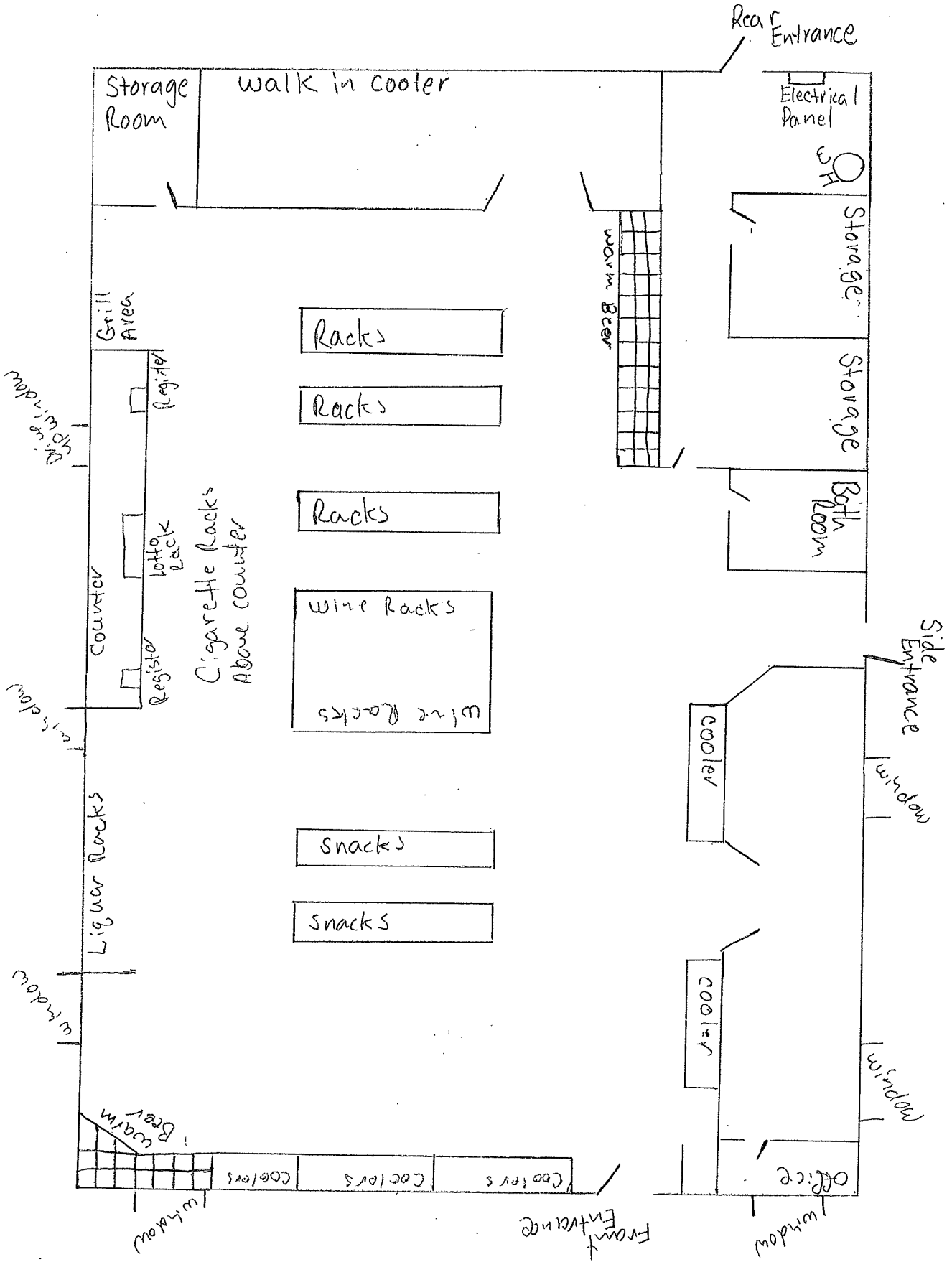
- How long have you continuously resided in Wisconsin prior to this date? 2 year 6 months
- Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? .....  Yes  No  
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
- Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? .....  Yes  No  
 If yes, describe status of charges pending.
- Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? .....  Yes  No  
 If yes, identify. \_\_\_\_\_  
(Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? .....  Yes  No  
 If yes, identify. \_\_\_\_\_  
(Name of Wholesale Licensee or Permittee) (Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name <b>R&amp;D Thiel</b>	Employer's Address <b>2340 Newburg Rd</b>	Employed From <b>7-2010</b>	To <b>Present</b>
Employer's Name <b>Giovanni's</b>	Employer's Address <b>Bell School Rkt</b>	Employed From <b>7-2008</b>	To <b>7-2010</b>

**READ CAREFULLY BEFORE SIGNING:** Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.

*Katrina Poulisse*  
(Signature of Named Individual)



# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL



<b>Topic:</b>	Proposed Resolution Considering the Applications for Alcohol Beverage Operator’s (Bartender’s) Licenses [2017-2019] cycle September 11-25, 2018.		
<b>Date:</b>	October 1, 2018		
<b>Presenter:</b>	Lori Stottler	<b>Department:</b>	City Clerk-Treasurer

### Overview/Background Information

Applicants for an Alcohol Beverage Operator’s (Bartender’s) License must apply (or renew) on a biennial basis. This process requires an application, proof that a responsible beverage server training course was completed, payment of the applicable fee and submission to a background check of the Beloit Police Department.

State law requires the City Council to act on all licenses prior to issuance. The attached resolution includes all applicants received September 11-25, 2018.

### Key Issues

1. The applicants being recommended for approval or denial have completed the following steps:
  - a. Submitted a complete application and proof of responsible beverage server training, shown ID, paid applicable fees and submitted to a background investigation.
  - b. Upon completion of the background investigation, the Police Department provides a recommendation for approval or denial to the Clerk-Treasurer.
  - c. Applications recommended for denial are sent a letter stating the reasons for the recommendation of denial and the opportunity to appeal to the City Council. Applications recommended for approval and those that do not appeal are placed on the master list and submitted to City Council every two weeks for consideration.
  - d. Upon Council action, City Clerk-Treasurer provides the necessary follow-up by issuing the license or sending a letter to the applicant stating the reason(s) for denial.
2. Section 125.17(1), Wis. Stats., requires the governing body to approved qualified applicants prior to issuance of the license.
3. This list includes 8 applicants taken between September 11-25, 2018.
  - a. Recommended for Approval: 7 applicants are recommended for approval.
  - b. Recommended for Denial: 1 applicant is recommended for denial on the basis of the background check of the applicant. The applicant did not request a hearing within the required timeframe.
4. This process is consistent with state statute as well as guidance from the League of Wisconsin Municipalities guidance for Municipal Licensing and Regulation of Alcohol Beverages.

### Conformance with Strategic Plan

Approval of this action would conform with the stated purpose of the following strategic goal:

- Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
- Goal #2 - Create and Sustain a High Performing Organization
- Goal #3 - Create and Sustain Economic and Residential Growth
- Goal #4 - Create and Sustain a High Quality of Life
- Goal #5 - Create and Sustain High Quality Infrastructure and Connectivity
- Goal #6 - Create and Sustain a Positive Image, Enhance Communications and Engage the Community

### Sustainability

(If applicable, 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. Consider whether the policy or program will reduce dependence upon fossil fuels, reduce dependence on chemicals and other manufacturing substances that accumulate in nature, reduce dependence on activities that harm life sustaining eco-systems, and/or meet the hierarchy of present and future human needs fairly and efficiently. Write N/A if not applicable)

N/A

### Action Required/Recommendation

Staff recommends approval of the Resolution.

### Fiscal Note/Budget Impact

Each applicants pays \$50 for a 2-year license and \$35 for a 1-year license.

**Attachments**

Resolution, List of applicants.

Revised 05-24-2018

**RESOLUTION 2018-170**

**RESOLUTION CONSIDERING THE APPROVAL/DENIAL OF 2017-2019 APPLICANTS FOR AN  
ALCOHOL BEVERAGE OPERATOR'S (BARTENDER'S) LICENSE FOR THE PERIOD  
SEPTEMBER 11-25, 2018**

**WHEREAS**, the applicants listed in the attached document, which is incorporated herein by reference, have applied for operator's licenses; and

**WHEREAS**, some of the applicants listed in the attached document are recommended by the Police Department and the City Clerk-Treasurer's Office for approval; and

**WHEREAS**, some of the applicants listed herein are recommended by the Police Department for denial, have been provided a notice of denial from the City Clerk-Treasurer's Office and have chosen not to appeal this recommendation to the City Council.

**NOW, THEREFORE, BE IT RESOLVED THAT** the applicants who are recommended for approval are hereby approved for the period ending June 30, 2019. The City Clerk-Treasurer's Office is directed to issue the license to the applicant(s).

**BE IT FURTHER RESOLVED THAT** the applicants who are recommended for denial are hereby denied. The City Clerk-Treasurer's Office is directed to send a letter to the applicant indicating the decision of this council and the reasons therefor.

Adopted this 1st day of October, 2018.

**CITY COUNCIL FOR THE CITY OF БЕЛОIT**

\_\_\_\_\_  
Kevin D. Leavy, Council President

ATTEST:

\_\_\_\_\_  
Lorena Rae Stottler, City Clerk-Treasurer

Applicants Recommended for Approval September 11, 2018 through September 25 , 2018

Alexander, Krissa L.	Velvet Buffalo
Dunaway, Jacob W.	Velvet Buffalo
Esskew, James L.	Carom Room
Mahlum, Richard D.	Rollette Oil
Oldenburg, Samantha A.	Bitters Pub
Quince, Tanequa R.	Clancy's Sport Bar & Grill
Runaas, Candice K.	Thirsty Badger

Year to Date: 689

Applicants Recommended for Denial Through September 25, 2018

Perez, Carlos Rafael	Speedway #4293
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# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL



<b>Topic:</b>	ORDINANCE TO ESTABLISH STOP SIGNS AND TURN LANE DESIGNATIONS ON BRANIGAN ROAD AT THE FRONTAGE ROAD		
<b>Date:</b>	OCTOBER 1, 2018		
<b>Presenter:</b>	Laura Williamson, Director of Public Works	<b>Department:</b>	Public Works - Engineering

### Overview/Background Information

The City of Beloit reconstructed the intersection of Branigan Road at the Frontage Road during the 2018 construction season. The roadway is currently open to traffic.

### Key Issues

1. The frontage roads in front of Wal-Mart and Menards were offset at the intersection causing confusion to the vehicle traffic in the area.
2. The intersection was redesigned and reconstructed to align the four legs into a more traditional layout, eliminating some of the previous confusion.
3. All four legs of the intersection are controlled by stop signs however, only the south leg and the west leg are within the right-of-way owned by the City of Beloit.
4. Lanes for northbound traffic will be designated for thru/left-turn and right-turn only movements. The ordinance will only cover designations for northbound traffic as it is the only leg within the right-of-way owned by the City.
5. The Traffic Review Committee reviewed the request at the August 27, 2018 meeting and voted 6-0 in favor of establishing the stop signs and turn lane designations.

### Conformance with Strategic Plan

- Approval of this agreement would conform with the stated purpose of the following strategic goal:
- Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
  - Goal #2 - Create and Sustain a High Performing Organization
  - Goal #3 - Create and Sustain Economic and Residential Growth
  - Goal #4 - Create and Sustain a High Quality of Life
  - Goal #5 - Create and Sustain High Quality Infrastructure and Connectivity
  - Goal #6 - Create and Sustain a Positive Image, Enhance Communications and Engage the Community

### Sustainability

(If applicable, 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. Consider whether the policy of program will reduce dependence upon fossil fuels, reduce dependence on chemicals and other manufacturing substances that accumulate in nature, reduce dependence on activities that harm life sustaining eco-systems, and/or meet the hierarchy of present and future human needs fairly and efficiently. Write N/A if not applicable)

N/A

### Action Required/Recommendation

Staff recommends approval of the proposed ordinance. Traffic Review Committee recommends approval as well.

### Fiscal Note/Budget Impact

The City of Beloit will be responsible for the fabrication and installation of the signage related to stopping on the south and west legs along with the signage and pavement marking related to the lane designations for northbound traffic.

### Attachments

- Proposed Ordinance
- Maps: Branigan Road and Frontage Road



ORDINANCE NO. \_\_3629\_\_

**AN ORDINANCE TO AMEND CERTAIN SECTIONS OF THE INDEX OF SPECIAL LOCATIONS, SECTION 13.02 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT, RELATING TO THE ESTABLISHMENT OF STOP SIGNS AND TURNING MOVEMENTS AT THE BRANIGAN ROAD/FRONTAGE ROAD INTERSECTION**

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

**Section 1:** Section 13.02 of the Code of General Ordinances of the City of Beloit as it relates to stop signs is hereby amended to include, in alphabetical order, the following additions to Section VI (A) of the Index of Special Locations, Stop Signs, the following:

“Branigan Road at Frontage Road – Northbound Branigan to Stop”

“Frontage Road at Branigan – Eastbound Frontage to Stop”

**Section 2:** Section 13.02 of the Code of General Ordinances of the City of Beloit as it relates to turning movements is hereby amended to include, in alphabetical order, the following addition to Section XI (B) of the Index of Special Locations, Turning Movements, Right Turn Only:

“Branigan Road at Frontage Road - NORTHBOUND”

**Section 3:** If any section, clause, provision or portion of this ordinance is judged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall remain in force and not be affected by such judgment.

**Section 4:** This ordinance shall take effect and be in force upon its passage and publication.

Adopted this \_\_\_\_\_ day of October, 2018.

**CITY COUNCIL OF THE CITY OF БЕЛОIT**

\_\_\_\_\_  
Kevin D. Leavy, President

**ATTEST:**

\_\_\_\_\_  
Lorena Rae Stottler, City Clerk-Treasurer

Published this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Effective this \_\_\_\_\_ day of \_\_\_\_\_, 2018

01-611100-5231-\_\_\_\_\_



**BRANIGAN ROAD and FRONTAGE ROAD**



LOCATION: Branigan/Frontage Rd.

CITY OF БЕЛОИТ, WISCONSIN

SCALE: None

DRAWN BY: JRD (2018)

# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL



**Topic:** ORDINANCE TO ESTABLISH A NO-PARKING ZONE ALONG TOWNHALL ROAD BETWEEN GATEWAY BOULEVARD AND THE RAILROAD CROSSING (MUNICIPAL BOUNDARY)

**Date:** OCTOBER 1, 2018

**Presenter:** Laura Williamson, Director of Public Works

**Department:**

Public Works - Engineering

### Overview/Background Information

This section of Townhall Road was rebuilt during the 2018 construction season.

### Key Issues

1. The cross-section of Townhall Road went from a rural section without curb and gutter to a 2-lane urban section with curb and gutter and the addition of a sidewalk along the eastside of the roadway.
2. CCI owns the limestone pit at the northeast corner of Townhall Road and Gateway Boulevard.
3. Construction vehicles (dump trucks) utilize the driveway off of Townhall Road to access the pit area.
4. To enhance traffic circulation along this stretch of Townhall due to the curves along the roadway, truck turning movements, and new driveway layouts, parking should be removed for this segment of Townhall Road.
5. The Traffic Review Committee reviewed the request at the August 27, 2018 meeting and voted 6-0 in favor of establishing the No-Parking zone.

### Conformance with Strategic Plan

Approval of this agreement would conform with the stated purpose of the following strategic goal:

- Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
- Goal #2 - Create and Sustain a High Performing Organization
- Goal #3 - Create and Sustain Economic and Residential Growth
- Goal #4 - Create and Sustain a High Quality of Life
- Goal #5 - Create and Sustain High Quality Infrastructure and Connectivity
- Goal #6 - Create and Sustain a Positive Image, Enhance Communications and Engage the Community

### Sustainability

(If applicable, 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. Consider whether the policy or program will reduce dependence upon fossil fuels, reduce dependence on chemicals and other manufacturing substances that accumulate in nature, reduce dependence on activities that harm life sustaining eco-systems, and/or meet the hierarchy of present and future human needs fairly and efficiently. Write N/A if not applicable)

N/A

### Action Required/Recommendation

Both staff and the Traffic Review Committee recommend approval of the proposed ordinance.

### Fiscal Note/Budget Impact

The City of Beloit will be responsible for the fabrication and installation of the signage related to the No-Parking.

### Attachments

Proposed Ordinance  
Maps: Townhall Road

ORDINANCE NO. \_\_3630\_\_

**AN ORDINANCE TO AMEND CERTAIN SECTIONS OF THE INDEX OF SPECIAL LOCATIONS, SECTION 13.02 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT, RELATING TO THE REMOVAL OF PARKING ON TOWNHALL ROAD**

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

**Section 1:** Section 13.02 of the Code of General Ordinances of the City of Beloit as it relates to parking restrictions is hereby amended to include the following addition to Section II of the Index of Special Locations, Parking Prohibited at All Times on Certain Streets:

“TOWNHALL ROAD      Gateway Blvd. to Railroad Tracks (City Limits) - BOTH SIDES”

**Section 2:** If any section, clause, provision or portion of this ordinance is judged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall remain in force and not be affected by such judgment.

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

Adopted this \_\_\_\_\_ day of October, 2018.

**CITY COUNCIL OF THE CITY OF БЕЛОIT**

\_\_\_\_\_  
Kevin D. Leavy, President

**ATTEST:**

\_\_\_\_\_  
Lorena Rae Stottler, City Clerk-Treasurer

Published this \_\_\_\_ day of \_\_\_\_\_, 2018

Effective this \_\_\_\_ day of \_\_\_\_\_, 2018

01-611100-5231- \_\_\_\_\_



## TOWNHALL ROAD



LOCATION: Townhall Road

CITY OF BELOIT, WISCONSIN

SCALE: None

DRAWN BY: JRD (2018)

# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL



**Topic:** Purchase of tax foreclosure properties from Rock County

**Date:** October 1, 2018

**Presenter:** Julie Christensen

**Department:**

Community Development

### Overview/Background Information

Each year, the Rock County Treasurer provides a list of properties proposed to be taken through the tax foreclosure process. The City of Beloit has the ability to purchase properties in the City of Beloit before the properties are sold at public auction. Any properties not purchased at the public auction are available for sale from Rock County.

### Key Issues

1. Attachment A identifies all of the properties being acquired by Rock County through the Tax Foreclosure process in 2018. This attachment also includes 1262 Dewey, a vacant lot acquired by Rock County in 2014 through the tax foreclosure process that City staff is interested in purchasing for a new construction project. Attachment A lists the existing land use, occupancy status, and the estimated amount that the City would have to pay Rock County to acquire these properties. Attachment A also identifies whether the property is located in one of the NRSA areas.
2. We are recommending the purchase of all of the houses, except those that have federal and/or state liens. We are not recommending the purchase of most of the vacant lots. The only vacant lots being recommended for purchase are 1973 and 1987 Milwaukee Road, which are adjacent to the Turtle Creek Floodplain, and 1262 Dewey Avenue, which is proposed to be combined with 1256 Dewey Avenue, a city-owned lot, for a new construction project. 1262 Dewey was foreclosed on by Rock County in 2014 but was never purchased by anyone, so it remains under Rock County's ownership.
3. Attachment B includes a brief description of the properties proposed for purchase and a photo of the houses located on those properties. For the vacant lots, there is a map, showing the location of the lot.
4. Once the houses are purchased, we will evaluate whether they are appropriate for rehab or demolition. ACTS Housing, a non-profit who will be starting a new program in Beloit to help people become homeowners, will also be evaluating the houses to see if they are suitable for some of their participants.

### Conformance with Strategic Plan

Approval of this action would conform with the stated purpose of the following strategic goal:

- Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
- Goal #2 - Create and Sustain a High Performing Organization
- Goal #3 - Create and Sustain Economic and Residential Growth
- Goal #4 - Create and Sustain a High Quality of Life
- Goal #5 - Create and Sustain High Quality Infrastructure and Connectivity
- Goal #6 - Create and Sustain a Positive Image, Enhance Communications and Engage the Community

### Sustainability

(If applicable, 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. Consider whether the policy or program will reduce dependence upon fossil fuels, reduce dependence on chemicals and other manufacturing substances that accumulate in nature, reduce dependence on activities that harm life sustaining eco-systems, and/or meet the hierarchy of present and future human needs fairly and efficiently. Write N/A if not applicable)

The purchase of these properties will allow the City to determine the best use of the properties. It will ensure the properties are not purchased by outside investors who may not have the best interest of our neighborhoods in mind.

### Action Required/Recommendation

Staff recommends approval of Resolution 2018-165.

### Fiscal Note/Budget Impact

The City currently has funds available in the Property Acquisition accounts in the CIP budget. The vacant lots for the expansion of the Turtle Creek floodplain and parking lot will be purchased with DPW funds.

### Attachments



Attachment A: Tax Foreclosure Properties

Tax ID Number	Address	Land Use	Occupancy Status	NRSA Area	COB Cost to Purchase
<b>Recommended for Purchase</b>					
12510205	1729 Porter Ave	Single Family	Vacant	Yes	\$6,100
12511230	1716 Lombard Ave	Single Family	Vacant	No	\$9,700
12521295	1543 Farwell St	Single Family	Rental - Vacant	Yes	\$11,800
12531295	1406 Prairie Ave	Single Family	Vacant	Yes	\$11,900
12531495	1412 Hull Ave	Single Family	Owner-Occupied	Yes	\$5,300
12560230	1255 Harrison Ave	Multiple Dwellings	Vacant	Yes	\$32,500
12560350	1262 Dewey Ave	Vacant Lot	Not Applicable	Yes	\$500
12570135	1023 Harvey St	Single Family	Vacant	Yes	\$9,700
12651670	1212 Vine St	Single Family	Vacant	No	\$9,800
12760585	1411 Bittel St	Single Family	Vacant	No	\$6,000
13571290	828 Oak St	Single Family	Owner-occupied	Yes	\$14,500
13580345	927 Tenth St	Single Family	Owner-Occupied	No	\$12,700
13670440	711 Wisconsin Ave	Single Family	Vacant	No	\$14,200
13681420	1018 Prairie Ave	Single Family	Vacant	Yes	\$7,200
13681555	1115 Dewey Ave	Single Family	Vacant	Yes	\$7,400
23050075	1973 Milwaukee Rd	Vacant Lot	Not Applicable	No	\$900
23050080	1987 Milwaukee Rd	Vacant Lot	Not Applicable	No	\$1,000
					\$155,100
<b>Not Recommended for Purchase</b>					
12132430	2102 Christilla Dr	Vacant Lot	Not Applicable	No	\$4,400
12510120	1734 Fayette Ave	Single Family	Vacant	Yes	\$9,200
12570310	1010 Copeland Ave	Single Family	Vacant	Yes	\$4,700
12650015	1009 Liberty Ave	Single Family	Vacant	No	\$9,600
12650120	1113 Hackett St	Single Family	Vacant	No	\$7,700
12740290	1268 Madison Rd	Vacant Lot	Not Applicable	No	\$6,900
13551480	402 Bluff St	Vacant Lot	Not Applicable	Yes	\$14,700
13570855	908 Portland Ave	Vacant Lot	Not Applicable	Yes	\$14,600
13581345	617 Merrill St	Vacant Lot	Not Applicable	No	\$5,600
13581530	1048 Oak Street	Garage Only	Not Applicable	Yes	\$1,700
13650690	802 E Grand Ave	Vacant Lot	Not Applicable	No	\$8,200



## Appendix B: Tax Foreclosure Properties Recommended for Purchase

### **1729 Porter Avenue**

Land Use: Single Family House

Cost to Acquire: Approximately \$5,000

Source of Funds: CIP

NRSA Area: Located in Census Tract 18.

This house has been vacant since December, 2014. Rock County has not yet taken possession of this house. Plans are for rehabilitation of this structure, depending on the condition of the inside of house.

Cost to acquire currently includes delinquent taxes plus \$552.59 in delinquent utilities and \$28.28 in code enforcement special charges. An additional \$477.64 in delinquent utilities will be due after purchase.



### **1716 Lombard Avenue**

Land Use: Single Family House

Cost to Acquire: Approximately \$9,700

Source of Funds: CIP

NRSA Area: Located outside NRSA's.

The house has been vacant since 2013. Plans are for rehabilitation of this structure, depending on the condition of the inside of house.

Cost to acquire currently includes delinquent taxes plus \$1,287.95 in delinquent utilities and \$902.04 in special charges. An additional \$488.66 in delinquent utilities will be due after purchase.



### **1543 Farwell Street**

Land Use: Single Family House

Cost to Acquire: Approximately \$11,800

Source of Funds: CIP

NRSA Area: Located in Census Tract 18.

The house has been vacant since November 2017. Plans are for rehabilitation of this structure, depending on the condition of the inside of house.

Cost to acquire currently includes delinquent taxes plus \$624.77 in delinquent utilities and \$402.40 in special charges. An additional \$644.02 in delinquent utilities will be due after purchase as well as \$150.00 in code enforcement special charges.



## Appendix B: Tax Foreclosure Properties Recommended for Purchase

### **1406 Prairie Avenue**

Land Use: Single Family House

Cost to Acquire: Approximately \$11,900

Source of Funds: CIP

NRSA Area: Located in Census Tract 18.

The house has been vacant since September 2017. Plans are for rehabilitation of this structure, depending on the condition of the inside of house.

Cost to acquire currently includes delinquent taxes plus \$2,111.41 in delinquent utilities. An additional \$534.63 in delinquent utilities will be due after purchase.



### **1412 Hull Avenue**

Land Use: Single Family House

Cost to Acquire: Approximately \$5,300

Source of Funds: CIP

NRSA Area: Located in Census Tract 18.

The house is currently owner-occupied. Rock County has not yet taken possession of this property. Plans are for rehabilitation of this structure, depending on the condition of the inside of house.

Cost to acquire currently includes delinquent taxes plus \$1,132.41 in delinquent utilities and \$6.18 in code enforcement special charges. An additional \$1,143.91 in delinquent utilities will be due after purchase.



### **1255 Harrison Avenue**

Land Use: Two residential structures – must be used as Single Family

Cost to Acquire: Approximately \$32,500

Source of Funds: CIP

NRSA Area: Located in Census Tract 18.

All units have been vacant since before 2012. Rock County has not yet taken possession of this property. Plans are for demolition of all structures on site.

Cost to acquire currently includes delinquent taxes plus at least \$5,991.21 in delinquent utilities and \$1,184.53 in code enforcement special charges and \$196.24 in special assessments. An additional \$1,278.60 in delinquent utilities and \$125 in code enforcement special charges will be due after purchase.



## Appendix B: Tax Foreclosure Properties Recommended for Purchase

### **1262 Dewey Avenue**

Land Use: Vacant Land

Cost to Acquire: Approximately \$500

Source of Funds: CIP

NRSA Area: Located in Census Tract 18.

Rock County foreclosed on this property in 2014. The City has been maintaining the lot since September 2014. This lot could be combined with the City-owned lot located at 1256 Dewey Avenue and used for a new construction project. We currently have HOME funds available for this type of project.



### **1023 Harvey Street**

Land Use: Single Family House

Cost to Acquire: Approximately \$9,700

Source of Funds: CIP

NRSA Area: Located in Census Tract 18.

The house has been vacant since December, 2016. Plans are for rehabilitation of this structure, depending on the condition of the inside of house.

Cost to acquire currently includes delinquent taxes plus \$1,795.85 in delinquent utilities and \$857.88 in code enforcement special charges. An additional \$531.07 in delinquent utilities and \$175.00 in special charges will be due after purchase.



### **1212 Vine Street**

Land Use: Single Family House

Cost to Acquire: Approximately \$9,800

Source of Funds: CIP

NRSA Area: Located outside NRSA's.

The house has been vacant since August, 2017. Plans are for rehabilitation of this structure, depending on the condition of the inside of house.

Cost to acquire currently includes delinquent taxes plus \$2,936.06 in delinquent utilities and \$126.22 in code enforcement special charges. An additional \$536.23 in delinquent utilities will be due after purchase.



## Appendix B: Tax Foreclosure Properties Recommended for Purchase

### 1411 Bittel Street

Land Use: Single Family House

Cost to Acquire: Approximately \$6,000

Source of Funds: CIP

NRSA Area: Located outside NRSA's.

The house has not had a water meter since 2015. Plans are for rehabilitation of this structure, depending on the condition of the inside of house.

Cost to acquire currently includes delinquent taxes plus \$848.32 in delinquent utilities. An additional \$334.17 in delinquent utilities will be due after purchase.



### 828 Oak Street

Land Use: Single Family House

Cost to Acquire: Approximately \$14,500

Source of Funds: CIP

NRSA Area: Located in Census Tract 16.

This house was owner-occupied before the tax foreclosure sale. Plans are for rehabilitation of this structure, depending on the condition of the inside of house. This house was formerly used as a two-family and has been converted into a single family.

Cost to acquire currently includes delinquent taxes plus \$5,948.31 in delinquent utilities. An additional \$1,700.79 in delinquent utilities will be due after purchase.



### 927 Tenth Street

Land Use: Single Family House

Cost to Acquire: Approximately \$12,700

Source of Funds: CIP

NRSA Area: Located outside NRSA's.

This house was owner-occupied before the tax foreclosure sale. Plans are for rehabilitation of this structure, depending on the condition of the inside of house.

Cost to acquire currently includes delinquent taxes plus \$2,876.89 in delinquent utilities and \$1,070.03 in code enforcement special charges. An additional \$782.41 in delinquent utilities will be due after purchase.



## Appendix B: Tax Foreclosure Properties Recommended for Purchase

### **711 Wisconsin Avenue**

Land Use: Single Family House

Cost to Acquire: Approximately \$14,200

Source of Funds: CIP

NRSA Area: Located outside NRSA's.

This house has been vacant since June, 2015. Plans are for rehabilitation of this structure, depending on the condition of the inside of house.

Cost to acquire currently includes delinquent taxes plus \$1,309.34 in delinquent utilities and \$39.28 in code enforcement special charges. An additional \$528.94 in delinquent utilities will be due after purchase.



### **1018 Prairie Avenue**

Land Use: Single Family House

Cost to Acquire: Approximately \$7,200

Source of Funds: CIP

NRSA Area: Located in Census Tract 18.

This house has been vacant since August, 2015. Plans are for rehabilitation of this structure, depending on the condition of the inside of house.

Cost to acquire currently includes delinquent taxes plus \$1,995.44 in delinquent utilities and \$747.08 in code enforcement special charges. An additional \$578.94 in delinquent utilities and \$50.00 in special charges will be due after purchase.



### **1115 Dewey Avenue**

Land Use: Single Family House

Cost to Acquire: Approximately \$7,400

Source of Funds: CIP

NRSA Area: Located in Census Tract 18.

This house has been vacant since April, 2017. Plans are for rehabilitation of this structure, depending on the condition of the inside of house.

Cost to acquire currently includes delinquent taxes plus \$1,650.48 in delinquent utilities, \$1,023.23 in code enforcement special charges, and \$85.76 in special assessments. An additional \$530.63 in delinquent utilities and \$125.00 in special charges will be due after purchase.



# Appendix B: Tax Foreclosure Properties Recommended for Purchase

**1973 and 1987 Milwaukee Road**

Land Use: Vacant Land

Cost to Acquire: Approximately \$1,900

Source of Funds: CIP

NRSA Area: Located outside NRSA's.

This vacant land could be purchased to allow the City to expand the Turtle Creek Floodplain. In the past, there was a planned project to reconstruct the parking lot at the Turtle Creek Floodplain. It was delayed because there was no adequate room to construct the parking lot. This would allow this project to move forward.



**RESOLUTION 2018-165**

**RESOLUTION AUTHORIZING THE CITY MANAGER TO PURCHASE TAX DELINQUENT PROPERTIES FROM ROCK COUNTY**

**WHEREAS**, Rock County will be taking numerous properties through court action in 2018, and the Rock County properties located in the City of Beloit are offered for sale to the City of Beloit before the public auciton; and

**WHEREAS**, Rock County retains ownership of any tax foreclosed property if they are not purchased by a municipality or another person at the public auction; and

**WHEREAS**, the City Council has established strategic goals to create and sustain safe and healthy neighborhoods and to create and sustain economic and residential growth; and

**WHEREAS**, the City Council has approved the Neighborhood Revitalization Strategy Area plan, and ten properties on the Rock County Tax Foreclosure List are located within the NRSA.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Beloit hereby resolves that, contingent on Rock County successfully obtaining fee title to these properties through the tax foreclosure process, the City Manager be, and is hereby, authorized to purchase the following real estate from Rock County on behalf of the city for a price to be determined by Rock County Treasurer through the tax foreclosure process.

1729 Porter Avenue  
1716 Lombard Avenue  
1543 Farwell Street  
1406 Prairie Avenue  
1412 Hull Avenue  
1255 Harrison Avenue  
1262 Dewey Avenue  
1023 Harvey Street  
1212 Vine Street

1411 Bittel Street  
828 Oak Street  
927 Tenth Street  
711 Wisconsin Avenue  
1018 Prairie Avenue  
1115 Dewey Avenue  
1973 Milwaukee Road  
1987 Milwaukee Road

**BE IT FURTHER RESOLVED**, that the City Manager be, and is hereby, authorized to negotiate terms and authorize the sales of those properties for the purpose of promoting redevelopment of housing in the City of Beloit.

Approved this 1<sup>st</sup> day of October, 2018.

**CITY COUNCIL OF THE CITY OF БЕЛОIT**

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Kevin D. Leavy, President

ATTEST:

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Lorena Rae Stottler, City Clerk-Treasurer