



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

[www.beloitwi.gov](http://www.beloitwi.gov)

*Equal Opportunity Employer*

**MEETING MINUTES**  
**BELOIT LANDMARKS COMMISSION**  
**Tuesday, April 16, 2024, 7:00 PM**  
City Hall Forum, 100 State Street  
Beloit, WI 53511

**1. Roll Call**

Chairperson Ruffini called the meeting to order at 7:01 PM

Commissioner, McDaniel, Meister, Carlson, Langley, and Councilor Blakeley were present.  
Commissioner Evans was absent.

**2. Nomination and Election of Officers**

**A. Nomination and election of chairperson**

Councilor Blakeley nominated Celestino Ruffini as chairperson. Commissioner McDaniel seconded the motion. Commissioner Ruffini accepted the nomination. The motion passed, voice vote. (5-0) 1-Abstention

**B. Nomination and election of vice chairperson**

Councilor Blakeley asked if anyone was interested in serving. Discussion was had over the duties of the vice chairperson. Avery McDaniel nominated himself as vice chairperson. Commissioner Langley seconded the motion. Commissioner McDaniel accepted the nomination. The motion passed, voice vote. (5-0) 1-Abstention

**3. Minutes**

**A. Minutes of the February 20, 2024 Meeting**

Councilor Blakeley moved to approve the draft minutes. Commissioner Langley seconded the motion. The motion passed, voice vote. (6-0)

**B. Minutes of the March 19, 2024 Meeting**

Commissioner McDaniel moved to approve the draft minutes. Commissioner Langley seconded the motion. The motion passed, voice vote. (6-0)

**4. Public Comments (None)**

**5. Certificates of Appropriateness**

**A. John Winklemann-Certificate of Appropriateness**

COA-2024-10 Review and consideration of a Certificate of Appropriateness (COA) to replace a detached garage and convert a rear deck into a patio at 626 Church Street.

Ms. Rottmann read the staff report and recommendations. Mr. Winklemann had no additional comments. Councilor Blakeley moved to approve the Certificate of Appropriateness subject to the conditions recommended by staff. Commissioner Langley seconded the motion. The motion passed, voice vote. (6-0)

**6. Presentation**

**A. Beloit College Master Plan**

Dan Schoof, representing Beloit College, outlined the institution's current trajectory. In a strategic move, the college will reduce its physical presence, gradually divesting some residential properties, previously utilized for offices and campus housing.

Schoof emphasized the necessity of modernization to enhance the student experience. Projects slated for consideration by the commission include ADA enhancements to Pearson Hall and The Wright Museum of Art. Additionally, the College seeks approval for the demolition of Hall-Dyson House at 749 College Street, marking a pivotal step in reshaping the boundary between the campus and the surrounding neighborhood.

**7. Reports on Staff Activities**

- A. Report on Staff-Approved Certificates of Appropriateness. Two applications have been approved since the previous meeting.
- B. Historic Property Owner Letters -One letter went out to new historic property owner.
- C. Comprehensive Plan Update -Ms. Rottmann shared the draft document on the city website.
- D. Housing Resources Fair -Information was provided on the upcoming event and commissioners were encouraged to spread the word.

**8. Adjournment**

Commissioner McDaniel moved to adjourn at 7:55 PM. Commissioner Langley seconded the motion. The motion passed, voice vote. (6-0)



---

Celestino Ruffini, Chairperson  
Landmarks Commission






# 04-16-2024 - Minutes

Final Audit Report

2024-05-23

Created:	2024-05-22
By:	Vicki Eggers (vickieggers@greaterbeloitworks.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAjaa4FdZlhyLCW9m7sdFthwc5sU5ULNJP

## "04-16-2024 - Minutes" History

-  Document created by Vicki Eggers (vickieggers@greaterbeloitworks.com)  
2024-05-22 - 2:47:39 PM GMT
-  Document emailed to Celestino Ruffini (celestino@visitbeloit.com) for signature  
2024-05-22 - 2:47:44 PM GMT
-  Email viewed by Celestino Ruffini (celestino@visitbeloit.com)  
2024-05-23 - 2:42:13 PM GMT
-  Document e-signed by Celestino Ruffini (celestino@visitbeloit.com)  
Signature Date: 2024-05-23 - 2:42:43 PM GMT - Time Source: server
-  Agreement completed.  
2024-05-23 - 2:42:43 PM GMT