



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

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**MEETING MINUTES**  
**BELOIT LANDMARKS COMMISSION**  
**Tuesday, May 21, 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, and Councilor Blakeley were present.  
Commissioner Langley and Evans were absent.

**2. Minutes**

**A. Minutes of the April 16, 2024 Meeting**

Commissioner McDaniel moved to approve the draft minutes. Commissioner Meister seconded the motion. The motion passed, voice vote. (5-0)

**3. Public Comments (None)**

**4. Certificates of Appropriateness**

**A. Chase Kubitz-Certificate of Appropriateness**

COA-2024-12 Review and consideration of a Certificate of Appropriateness (COA) to replace windows and doors at the residential structure located at 928 Bluff Street.

Ms. Rottmann read the staff report and recommendations. Mr. Kubitz discussed the applicant is looking for some savings and to secure the front door because they recently had a break-in. A discussion was had over the price difference for windows with grids versus those without. Councilor Blakeley moved to approve the Certificate of Appropriateness subject to the conditions recommended by staff. Commissioner Meister seconded the motion. The motion passed, voice vote. (5-0)

**B. Daniel Schooff-Certificate of Appropriateness**

COA-2024-13 Review and consideration of a Certificate of Appropriateness (COA) for the installation of an ADA ramp at Pearson Hall located at 700 College Street.

Ms. Rottmann read the staff report and recommendations. Mr. Schooff provided some context about the project. Discussion was had about if and how the building would be modified. Councilor Blakeley moved to approve the Certificate of Appropriateness subject to the conditions recommended by staff. Commissioner McDaniel seconded the motion. The motion passed, voice vote. (5-0)

**C. Daniel Schoof -Certificate of Appropriateness**

COA-2024-14 Review and consideration of a Certificate of Appropriateness (COA) to demolish the institutional structure located at 749 College Street.

Ms. Rottmann presented the staff report and recommendations. Discussion covered the campus plan, the buildings adjacent to the subject property, the greenspace, and the campus footprint. It was noted that while the exterior of the building could be maintained, there are no plans to program the facility.

Commissioner Meister highlighted that the building has been vacant for over ten years. Mr. Schoof clarified that the intention is not to demolish the building due to deferred maintenance; there is simply no forward plan if the demolition is not approved. He also emphasized the importance of the college maintaining regular communication with the Landmarks Commission to foster a working relationship. The discussion also touched on the sorority house's interest in the building.

Commissioner McDaniel moved to approve the Certificate of Appropriateness for demolishing the institutional structure at 749 College Street, with the condition that features of the building be used in an art installation. Commissioner Meister seconded the motion. Commissioner McDaniel inquired if this request was reasonable for the applicant, and there was further discussion regarding the appeal process for the applicant. The motion passed with a roll call vote of (3-2).

**5. Reports on Staff Activates**

- A. Report on Staff-Approved Certificates of Appropriateness. One application has been approved since the previous meeting.
- B. Historic Property Owner Letters -Four letters went out to new historic property owner.
- C. Comprehensive Plan Update -Ms. Rottmann shared a flyer with information on public input opportunities for the project.

**6. Adjournment**

Commissioner McDaniel moved to adjourn at 8:15 PM. Councilor Blakeley seconded the motion. The motion passed, voice vote. (5-0)



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Celestino Ruffini, Chairperson  
Landmarks Commission






# 05-21-2024 Minutes - 1

Final Audit Report

2024-10-16

Created:	2024-10-16
By:	Vicki Eggers (vickieggers@greaterbeloitworks.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAt-2iU75Yy9jQV9vKHj64GysfFPrPhXRz

## "05-21-2024 Minutes - 1" History

-  Document created by Vicki Eggers (vickieggers@greaterbeloitworks.com)  
2024-10-16 - 2:40:55 PM GMT
-  Document emailed to Celestino Ruffini (celestino@visitbeloit.com) for signature  
2024-10-16 - 2:40:59 PM GMT
-  Email viewed by Celestino Ruffini (celestino@visitbeloit.com)  
2024-10-16 - 2:50:25 PM GMT
-  Document e-signed by Celestino Ruffini (celestino@visitbeloit.com)  
Signature Date: 2024-10-16 - 2:51:22 PM GMT - Time Source: server
-  Agreement completed.  
2024-10-16 - 2:51:22 PM GMT