



**PROCEEDINGS OF THE BELOIT CITY COUNCIL**  
**100 State Street, Beloit WI 53511**  
**Monday, June 3, 2013**

Presiding: Charles M. Haynes  
Present: Sheila De Forest, Chuck Kincaid, Kevin D. Leavy, David F. Luebke, Mark Spreitzer, and James E. Van De Bogart  
Absent: None

1. The meeting was called to order at 7:00 p.m. in the Forum at Beloit City Hall.
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS – none
4. PUBLIC HEARINGS
  - a. Community Development Director Julie Christensen presented a resolution authorizing a **Conditional Use Permit** to allow the expansion of an existing gas station with underground fuel tanks in a Wellhead Protection Overlay District for the properties located at 903, 911, and 915 Broad Street. It was noted that the Plan Commission recommended approval 4-0. Ms. Christensen said that the applicant is proposing to construct a new convenience store on the properties, including a new canopy over realigned gas pumps and a new underground tank system. She noted that the Wellhead Technical Committee unanimously recommended approval of this project. President Haynes opened the public hearing.
    - Joe Stadelman, 2431 East Ridge Road, Angus Young and Associates, said that he is here representing Mr. Patel, the applicant, and available to answer any questions. President Haynes closed the public hearing. Councilor Luebke made a motion to adopt the resolution, and Councilor Leavy seconded. Councilor De Forest asked Water Resources Director Harry Mathos about the new tank system, and Mr. Mathos said that he has had good experiences with fiberglass tanks. Mr. Van De Bogart asked about the alarm and monitoring system for the tanks, and Mr. Stadelman stated that Mr. Patel has taken the training class and that the tanks are continually monitored by the installing company. Councilor Kincaid asked who will be reviewing the site plans for this property, and Ms. Christensen stated that the only action the Council may take is regarding the Conditional Use Permit for the expansion of this use in the Wellhead Protection District. She indicated that professional planning and engineering staff will be performing the other reviews as outlined in the City's Ordinances. Councilor Kincaid asked about the Phase 2 Environmental Assessment, and Mr. Stadelman said that it is complete but has not been submitted to staff yet. Councilor De Forest asked who would maintain the contingency plan, and Mr. Mathos stated that he will require and maintain an expanded Spill Control Protection Plan that will include a response plan. Councilors Luebke and Spreitzer expressed their support for the project. The motion carried 7-0. File 8591
  - b. Ms. Christensen presented a resolution authorizing a **Conditional Use Permit** to allow a church in a R1-B, Single-family Residential District, for the property located at 1227 Liberty Avenue. It was noted that the Plan Commission recommended approval 4-0. Ms. Christensen said that an individual has purchased the property with intent to establish a new church at this location and the pastor will reside on the premises. She indicated that this project will require site and parking improvements. Councilor Haynes opened and closed the public hearing without participation. Councilor Spreitzer made a motion to adopt the resolution, and Councilor De Forest seconded. The motion carried 7-0. File 8394
5. CITIZENS PARTICIPATION – none

## 6. CONSENT AGENDA

Councilor Van De Bogart made a motion to adopt the Consent Agenda, which consists of items 6.a. through 6.l. Councilor Leavy seconded, and the motion carried that the Consent Agenda be accepted, approved, adopted, or referred and acted upon as required by state and local codes by a vote of 7-0.

- a. The **Minutes** of the Regular Meeting of May 20, 2013, were approved.
- b. The resolution approving the City of Beloit's **Offer to Purchase** 150 Depot Street and authorizing the execution of the same was referred to the Plan Commission. File 8596
- c. The application for a **Conditional Use Permit** to allow office space in the CBD-1, Central Business District – Core, for First National Bank, located at 405 and 413 E. Grand Avenue and 413 and 417 State Street, was referred to the Plan Commission. File 8597
- d. The application for a **Conditional Use Permit** to allow a wireless communication tower in a C-2/MRO, Neighborhood Commercial/Milwaukee Road Overlay District, for the property located at 2600 Cranston Road, was referred to the Plan Commission. File 7948
- e. The application for a **Zoning Map Amendment** to change the zoning district classification of the property located at 2293 Prairie Avenue, from C-1, Office District, to C-2, Neighborhood Commercial District, was referred to the Plan Commission. File 8598
- f. The application for a **Conditional Use Permit** to allow a conversion from one legal nonconforming use (passenger vehicle storage) to another nonconforming use (motor vehicle wholesale sales) in an R-1B, Single-family Residential District, for the property located at 920 Keeler Avenue, was referred to the Plan Commission. File 6749
- g. The application for the renewal of a **Class "B" Beer and "Class B" Liquor License** for the Fraternal Order of Eagles #557, d/b/a/ Beloit Eagles Club, located at 302 State Street, Ronald Minnick, new Agent, was referred to the ABLCC. File 8590
- h. The resolution approving the renewal of an **Annual Mobile Home Park License** for the property located at 2601 Colley Road was adopted. File 7965
- i. The resolution approving the **Renewal of Alcohol Beverage Licenses** for the License Period July 1, 2013 through June 30, 2014, was adopted. File 8590
- j. The resolution approving a new **Class "B" Beer and "Class B" Liquor License** for Merrill and Houston's Steak Joint, LLC, located at 500 Pleasant Street, Jayme Braasch, new Agent, was adopted. File 8590
- k. The resolution approving a **Change of Agent** for the Cheese People of Beloit, LLC, located at 431 East Grand Avenue, from Lloyd Smith, to Jill DeLisle Smith, was adopted. File 8590
- l. The resolution approving a **Change of Agent** for La Casa Grande, Inc., located at 618 Fourth Street, from Ron Ross to Andrew Boros-Kazai, was adopted. File 8590

## 7. ORDINANCES – None

## 8. APPOINTMENTS – None

## 9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor Van De Bogart said that he participated in the Memorial Day Parade honoring Veterans and attended a presentation of Zombie Prom at Beloit Memorial High School to raise money for a student trip to Scotland.
- Councilor Kincaid said that he attended the Memorial Day Parade for the first time and attended the Meals on Wheels open house.
- Councilor Luebke said that he attended the Todd School construction project groundbreaking and received a thank-you note from the students.
- Councilor Leavy thanked Chief Jacobs, the Beloit Police Department, and the Council for their work in achieving 100 percent compliance during the recent Class A Liquor License compliance checks.

## 10. CITY MANAGER'S PRESENTATION

- a. Parks and Leisure Services Director Brian Ramsey and Recreation Supervisory Spencer Waite presented the Parks and Recreation Division's **Summer Activities**. Mr. Ramsey provided information to the Council and the public regarding the existing parks. Mr. Waite presented information about the summer programs and activities at the various parks and facilities for children, adults, families, and seniors. Councilor Luebke encouraged the public to attend the

Dancing at Harry's Place event that night and thanked Mr. Waite for revitalizing the Beloit Triathlon.

#### 11. REPORTS FROM BOARD AND CITY OFFICERS

- a. Public Works Director Greg Boysen presented a resolution amending the **2013 Operating Budget** for Focus on Energy Grant and authorizing the Transfer of Funds from the General Fund Contingency Reserve Account. Mr. Boysen said that the City has received a grant from Focus on Energy for a portion of the cost of the biomass heating project and that this resolution provides the other \$29,800 to cover the balance of the project. He said that the return on investment may be less than two years and the furnaces have a 20-year life expectancy. Councilor Spreitzer asked if we are comfortable spending this money from the contingency account, and Mr. Boysen responded that the funds have been evaluated by Finance, Public Works, and the City Manager's office. Councilor Van De Bogart asked if burning wood releases more carbon into the air, and Mr. Boysen said that wood waste will decompose into its elements and is more environmentally friendly. Councilor De Forest made a motion to adopt the resolution, and Councilor Spreitzer seconded. The motion carried 7-0. File 8570/5303
- b. City Manager Larry Arft presented a resolution adopting the **2014 City of Beloit Strategic Plan**. Mr. Arft discussed the process by which the document was created and reviewed by the City Council in a day-long workshop. Councilor Haynes said that the Councilors did a lot of work and that the plan is great. He also said that the City should start thinking about bringing something new to the table during the next strategic planning process. Councilor Van De Bogart said that the plan is not a spending plan and that the items in the plan will not necessarily be funded in 2014. Councilor Luebke made a motion to adopt the resolution, and Councilor Van De Bogart seconded. The motion carried 7-0. File 8595
- c. Water Resources Director Harry Mathos presented a resolution approving the **Compliance Maintenance Annual Report** for 2012. He said that the final score for the Wastewater Treatment facility was 3.71 out of 4 possible points. He said that the cause of both deficiencies could be explained and that he is confident that the 2013 score will be a 4. Councilor De Forest asked about future planning for phosphorous removal, and Mr. Mathos said that staff is working with a consultant to develop a compliance schedule to meet the future lower phosphorous limits. Councilor Luebke made a motion to adopt the resolution, and Councilor De Forest seconded. The motion carried 7-0. File 5303

12. At 8:16 p.m., Councilor Leavy made a motion to adjourn the meeting, and Councilor Spreitzer seconded. The motion carried 7-0.

  
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Rebecca Houseman Lemire, City Clerk

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Date approved by Council: June 17, 2013