



PROCEEDINGS OF THE BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
Monday, March 18, 2013

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

1. The meeting was called to order at 7:04 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 proposed ordinance amending the City of Beloit **Comprehensive Plan** for the properties located at 1500 and 1505 Gateway Boulevard from the Mixed Residential use designation to the Business Park use designation. It was noted that the Plan Commission recommended approval 6-0. Councilor Haynes opened and closed the public hearing without participation. Councilor Van De Bogart made a motion to suspend the rules and offer a second reading. Councilor Luebke seconded. Councilor De Forest asked if the property is currently being used, and Ms. Christensen said that it is being used agriculturally and could continue under the new land use designation per the existing farm lease. The motion carried 7-0. On the merits of the ordinance, Councilor Spreitzer made a motion to enact. Councilor Kincaid seconded, and the motion carried 7-0. File 8583 Ordinance 3480
 - b. Ms. Christensen presented a proposed ordinance to amend various sections of the City of Beloit Municipal Code relating to the **Reorganization of the Community Development Department**. It was noted that the Plan Commission recommended approval 5-0. Ms. Christensen said that this proposed ordinance changes the titles of the division head positions within the Community Development Department per the reorganization that took place in 2012. She said that it also amends various sections of the Zoning and Subdivision Codes, which necessitate the public hearing. Councilor Haynes opened and closed the public hearing without participation. Councilor Luebke made a motion to suspend the rules and offer a second reading. Councilor Van De Bogart seconded, and the motion carried 7-0. On the merits of the ordinance, Councilor Van De Bogart made a motion to enact. Councilor De Forest seconded, and the motion carried 7-0. File 6543 Ordinance 3481
 - c. Ms. Christensen presented a proposed resolution approving the **Vacation** of an unnamed north-south alley in the block bound by North, Sixth, Olympian, and Fourth Streets in the City of Beloit, Rock County, Wisconsin. It was noted that the Plan Commission recommended approval 5-0. Ms. Christensen said that the alley is unpaved and that the vacation of this right-of-way is part of the School District's plan to expand the athletic fields at Beloit Memorial High School. She indicated that a utility easement will remain over the property. Councilor Haynes opened and closed the public hearing without participation. Councilor Luebke made a motion to adopt the resolution, and Councilor Leavy seconded. The motion carried 7-0. File 8580
 - d. Ms. Christensen presented a proposed resolution approving a **Conditional Use Permit** to allow a self-service storage use in conjunction with the rental of trucks and trailers in a C-3, Community Commercial District, for the property located at 3022 Ford Street. It was noted that the Plan Commission recommended approval 3-2. Ms. Christensen said that the applicants are planning to rehabilitate the property and use it as a U-Haul retail store, including self-storage units and the storage of trucks, boats, and recreational vehicles. She said that the Plan Commission recommended approval subject to the 12 conditions outlined in the staff report. She also indicated

that Planning Staff recommended denial of the project because it is not an appropriate use in the Milwaukee Road Overlay district, which serves as the major entrance to the City of Beloit. It was also noted that the Greater Beloit Chamber of Commerce submitted a letter to the City Council requesting that this application be denied because the project is not appropriate for the proposed location. Councilor Haynes opened the public hearing.

- David Pollock, representing U-Haul Development, said that he is excited at the opportunity to redevelop a vacant property in Beloit as a U-Haul Destination Location. He said that the location will include retail services, rental trucks, parking for customers, and self-storage lockers. He also presented photos of the successful redevelopment of properties in other communities. He indicated that U-Haul has spurred more redevelopment in some places and will bring additional tax base and jobs to the community.
- Rick McGrath, 1747 Sherwood Drive, said that U-Haul would be a great addition to the City but at a different location. He said that, as a resident, he is concerned with this use serving as a "front door" to the City of Beloit. He said that the exact number of jobs associated with this project has decreased and that the City has a plan for this corridor and should adhere to it.

Councilor Haynes closed the public hearing. Councilor Spreitzer made a motion to adopt the resolution, and Councilor Leavy seconded. Councilor De Forest said that she would like to honor the intent of the City's Comprehensive Plan and Zoning Ordinance for this area. She said that it is a very visible and large property and that it is not unreasonable to think that a different project would create more than 15 jobs. She said that this project is not the first impression she wants for the City and asked the Council to vote against this application. Councilor Leavy asked if we are marketing the property, and Ms. Christensen said that the City does not own or market the property. Councilor Leavy said that the City wants economic development and that this is an opportunity for the redevelopment of a vacant site. He said choosing to wait for another development instead of approving one now is a tough decision for him. Councilor Van De Bogart asked if the two existing U-Haul operations in Beloit would be impacted by this project, and Mr. Pollock said that business will not be taken away from these existing operations. Councilor Van De Bogart said that this is a good project but a bad location. Councilor Luebke asked about the number of jobs, and Mr. Pollock said there would be 10-20 employees depending on possible future expansion. Councilor Spreitzer asked about the term "destination location," and Mr. Pollock indicated that there are thousands of people traveling along the interstate daily and that customers will stop if they see the U-Haul signage. Mr. Pollock said that people traveling with recreational vehicles will stop for days and use the City's other businesses. Councilor Kincaid said that he attended the Plan Commission meeting and that the Commissioners were impressed with the fact that there would be no infrastructure costs. Councilor Kincaid said that he is impressed with the redevelopment photos but he is concerned with the number of RVs, trucks, and vans that will be parked next to the interstate. Councilor Haynes said that he did some research on seven random U-Haul sites throughout the country. He said that the buildings at the locations he viewed through street-view photos on the internet ranged from ok to awful. He said that he is supportive of U-Haul coming to Beloit but would like them to find a different location. Councilor Spreitzer said that he is not going to support this application, but that he would love to see U-Haul find another location in Beloit. Councilor Luebke thanked the applicants for their interest in Beloit and said that he would love to have this project in a different location. Councilor Haynes called the question, and the motion to adopt the resolution approving the conditional use permit failed 0-7. File 8582

5. CITIZENS PARTICIPATION – none

6. CONSENT AGENDA

Councilor Leavy made a motion to adopt the Consent Agenda, which consists of items 6.a. through 6.f. Councilor Luebke 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 March 4, 2013 were approved.

- b. The resolution approving a **Certified Survey Map** for the property located at 1650 Lee Lane was adopted. File 7867
- c. The resolution authorizing the Final Payment of **Public Works Contract C11-15**, Weiser Station, was adopted. File 8481
- d. The resolution awarding **Public Works Contract C13-03**, Portland Avenue Reconstruction, was adopted. File 8584
- e. The application for a **Conditional Use Permit** to allow indoor alcohol sales and limited vehicle service uses in a C-2, Neighborhood Commercial District, for the property located at 2240 Cranston Road, for a proposed Casey's General Store, was referred to the Plan Commission. File 5942
- f. The application for a **Certified Survey Map** for the property located at 2240 Cranston Road, for a proposed Casey's General Store, was referred to the Plan Commission. File 5942

7. LICENSES

- a. City Clerk Rebecca Houseman LeMire presented a resolution reaffirming the **Class "B" Beer and "Class B" Liquor License** for Thirsty Badger Bar & Grill, located at 2683 Prairie Avenue, Michael Dreaving, Sr., Agent, and establishing a timeline for completion. It was noted that the Alcohol Beverage License Control Committee recommended approval of this resolution unanimously 4-0. Ms. LeMire said that the alcohol license had been granted by the City Council in April 2012 for the remaining 2011-2012 license year and in June 2012 for the 2012-2013 license year, but that it has not been issued by her office because the building is under construction and has not passed the required inspections. Councilor Leavy made a motion to adopt the resolution, and Councilor Spreitzer seconded. Councilor Van De Bogart asked how this issue will impact the renewal cycle, and Ms. LeMire stated that if the Agent does not obtain the license by May 29th, the renewal application would come to the Council under a separate action item from the other renewals. Councilor Leavy said that the Agent spoke at the ABLCC meeting and said that he did not understand the timelines and kept finding more issues in the building that would need to be remedied. He said that the timeline submitted by the Agent shows that he understands the importance of completing the project and obtaining the license. Councilor Van De Bogart said that if license-holders cannot comply with the rules, alcohol licenses should not be renewed. Councilor Leavy said that license-holders need to be informed of the rules and understand that an alcohol license is a privilege, not a right. The motion carried, and the resolution was adopted by a vote of 7-0. File 8542

8. ORDINANCES

- a. Parks and Recreation Director Brian Ramsey presented a second reading of a proposed Ordinance to amend Section 15.06(1)(b) of the Code of General Ordinances of the City of Beloit as it relates to Alcohol in Parks to allow **Tailgating** in advance of Beloit Professional Baseball Association, Inc. Games. Mr. Ramsey explained that since the last time this ordinance was presented to the Council, the Snappers decided to proceed with small-scale tailgating events without the use of alcohol. No action was taken on the ordinance. File 5663
- b. City Engineer Mike Flesch presented a proposed Ordinance to **Remove No-Parking Regulations** on Olympian Boulevard. It was noted that the Traffic Review Committee recommended approval 4-0. Mr. Flesch said that the parking restrictions on Olympian have been in place since the hospital was located there. Councilor Luebke made a motion to suspend the rules and offer a second reading. Councilor Leavy seconded. Councilor Van De Bogart asked about the impact on school bus pick-up and drop-off for Burdge Elementary School, and Mr. Flesch said that the school's Principal was given notice and did not have comments. The motion to suspend the rules carried 7-0. On the merits of the ordinance, Councilor De Forest made a motion to adopt, and Councilor Spreitzer seconded. The motion carried 7-0. File 7791 Ordinance 3482

9. APPOINTMENTS

Councilor Haynes announced openings and submitted the following appointments to the City Committees, Boards, and Commissions for approval. The appointments were approved on a motion

by Councilor Leavy and a second by Councilor Luebke. The motion carried 6-1, with Councilor Van De Bogart voting in opposition.

- a. **Equal Opportunities and Human Relations Commission:** Mike Zoril for a term ending June 30, 2014. File 7465
- b. **Municipal Library Board:** Maribeth Miller for a term ending June 30, 2015. File 5991

10. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor Van De Bogart said that he attended the Shriner Pancake Breakfast, the proceeds from which will benefit the upcoming Vets Roll trip to Washington D.C. in May, and that he will participate in the upcoming Meals on Wheels program.
- Councilor Luebke said that he will participate in the Meals on Wheels walk/run on Saturday.
- Councilor Kincaid said that he will help deliver Meals on Wheels on Wednesday.
- Councilor Spreitzer encouraged the public to attend the Welty Center's Maple Syrup Fest in Big Hill Park on March 23rd.
- Councilor Haynes said that he and the City Manager traveled to Washington D.C. for the National League of Cities Conference and to meet with Beloit's representatives. He said the trip was very fruitful and that it is important to keep lines of communications open with Legislators.

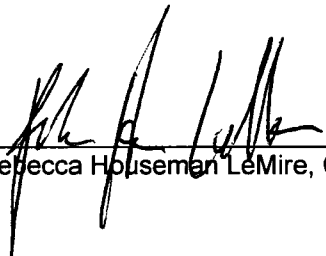
11. CITY MANAGER'S PRESENTATION

- a. City Manager Larry Arft presented his **Report to the Community** from 2012. He highlighted the City's economic development over the past year including new and expanded businesses, infrastructure projects, and redevelopment opportunities. Councilor Leavy congratulated Mr. Arft for being honored with the Ken Hendricks Award at the Chamber of Commerce Banquet. Councilor Luebke said that Mr. Arft's award reflected well on the entire community. Councilor Spreitzer also congratulated Mr. Arft.

12. REPORTS FROM BOARD AND CITY OFFICERS

- a. Mr. Arft presented a resolution authorizing the City Manager to apply for **Focus on Energy Grants** that Provide Energy Conservation. He said that the Public Works Operations Division will be using waste from the City's forestry program to feed wood-burning furnaces located inside the operations facility to heat the building. Councilor Luebke made a motion to adopt the resolution, and Councilor De Forest seconded. Councilor De Forest said that this is a creative and environmentally-friendly use of yard waste. The motion carried 7-0 File 5303
- b. Police Chief Norm Jacobs presented a resolution approving the School Resource Officer Program **Agreement**. He indicated that this contract is a renewal for another 3 years of the existing program. Councilor Leavy made a motion to adopt the resolution, and Councilor Luebke seconded. Councilor De Forest asked about how the new intermediate schools would impact the program, and Chief Jacobs said that discussions will remain open as the school district's needs change. Councilor Luebke said that this program is a win for the City and a win for the School District. The motion carried 7-0. File 6654

13. At 8:50 p.m., Councilor Leavy made a motion to adjourn the meeting, and Councilor De Forest seconded. The motion carried 7-0.



Rebecca Houseman LeMire, City Clerk