



**PROCEEDINGS OF THE BELOIT CITY COUNCIL**  
**100 State Street, Beloit WI 53511**  
**City Hall Forum – 7:00 p.m.**  
**Monday, February 20, 2017**

Presiding: David F. Luebke  
Present: Sheila De Forest, Regina Dunkin, Regina Hendrix, Kevin Leavy, Mark Preuschl  
Absent: None  
Vacant: Marilyn Sloniker

1. President Luebke called the meeting 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
  - a. Vice President Leavy presented a proclamation in Recognition of Beloit International Film Festival. Marty Densch, BIFF Board President, was present to accept the proclamation and introduced the incoming Executive Director, Max Maiken as well as recognizing the current Executive Director, Rod Beaudoin for his significant contributions to BIFF. BIFF begins February 24<sup>th</sup> and runs through Sunday, March 5, 2017. Learn more at <https://beloitfilmfest.org> File 7148
4. PUBLIC HEARINGS
  - a. Director of Planning and Building Services, Drew Pennington, presented a proposed Ordinance amending the Zoning District Map to change the zoning district classification from C-1, Office District to M-1, Limited Manufacturing District for property located at 1801 Gateway Blvd. Gateway Brewing Company LLC has submitted an application for a Zoning map Amendment to change the zoning district classification from C-1, Office District to M-1, Limited Manufacturing District, for the northernmost 5.1 acres of the property located at 1801 Gateway Blvd. The Plan Commission recently approved a Certified Survey Map that would create a separate 5.1-acre parcel to be known as 1895 Gateway Blvd, which would be purchased by the applicant and developed as a microbrewery that will do business as G5 Brewing Company. The Gateway Business Park is planned to include a diverse mix of high-quality office, manufacturing, and warehouse uses with some supporting uses including day care centers, hotels and restaurants. The Plan Commission recommended approval 6-0 at their February 8, 2017 meeting. This is a first reading. President Luebke opened the public hearing. No one spoke. President Luebke closed the public hearing. Councilors De Forest and Dunkin made a motion to lay the Ordinance over to the March 6, 2017 regular meeting. Motion Carried. File 8642
5. CITIZEN PARTICIPATION
  - a. Jasmine Carbajal, 2327 Wood Drive, Beloit spoke as the President of Council of the LULAC (League of Latin American Citizens), whose mission is to represent, advocate and support the Latino Community. She recognized several members in the audience who also represent and support the Latino community. She presented a petition with more than 180 signatures requesting the Beloit City Council explore the potential for a municipal ID card for residents of Beloit who do not have means to obtain a state issued Driver's License or ID due to documentation issues or legal status. This ID would only be used for Identification allowing residents to have equal access to community services but would not be used for voting purposes. The City of Milwaukee has already passed this measure and can be a model for our City. City Manager Luther responded to the guests present by expressing gratitude for their presence and the work they do to advocate for the Latino population. The City of Beloit is supportive of the opportunity for all people to have an official Driver's License and the city will continue to lobby for legislation that will allow this in Wisconsin. There are 12 other states including the District of Columbia that have already implemented these laws. The city will also continue to research how other communities, like Milwaukee, are implementing municipal ID cards.

She hopes there is a way to accomplish the goals of LULAC by the State of Wisconsin. The City is committed to the safety and representation of all people and she stated that Beloit's diversity is one of our greatest strengths and the City will continue to work with their organization on issues important to them.

- b. Ellen Page, 1798 Post Road, Beloit spoke with concerns of the Kadlec Drive Condominium Addendum that is on the agenda this evening. She has addressed the City Council before on this issue and continues to have concerns for the community safety and traffic flow in this neighborhood. She is concerned that the original plan was for the Condos to be sold but due to a low market, they've been rented and the potential for these condos to all be rented exists. She expressed belief that buyers are not coming forward because of the 90 apartments in the Ravenwood apartment building. These condos becoming rentals increases the rental density and the traffic flow in an out through West Hart Road and N. Robinson to Post Road. Ms. Page is concerned about crime and home values if these condos all get rented out. She would like the City to explore extending Kadlec to Elmwood, also putting a stop sign and Robinson and Caroline Drive. She asked that if the City approves this addendum that there be a temporary entrance for construction off Elmwood for the trucks.

## 6. CONSENT AGENDA

Councilor De Forest asked to remove item b. from the consent agenda. Councilors Leavy and Hendrix made a motion to adopt consent Agenda items a, c and d. Motion carried.

- a. The Minutes of the regular meeting of February 6, 2017 were approved.
- b. Director of Planning and Building Services, Drew Pennington, presented a resolution approving an Addendum No. 2 to Kadlec Drive Condominium Plat for property located at 2660 Kadlec Drive. Harris & Associates, on behalf of DMW Development, has submitted the attached Condo Plat, which is officially known as Addendum No. 2 to Kadlec Drive Condominium Plat, for the property located at 2660 Kadlec Drive. The proposed Condo Plat includes the construction of 42 additional units in 4 additional buildings to complete the Kadlec Drive Condominium project.

This project was originally approved and zoned as a Planned Unit Development (PUD) in 2006, and the PUD Resolution authorizes up to 48 condo units. The proposed change to the condo plat is consistent with the property's existing PUD zoning classification, and no additional zoning actions are necessary. In 2007, the developer obtained approval of a Condo Plat for 36 units. The developer constructed the first 6-unit condo building before discontinuing this development during the recession. In 2016, the applicant obtained approval of a Condo Plat for 42 additional units in 5 additional buildings, but that layout has been changed and the approved 2016 Condo Plat will not be recorded.

Addendum No. 2 includes a different building type and layout as shown on the attachments, for a total of 48 units. Of the four proposed buildings, one is a 6-unit, 1-story building similar to the existing building and three are 12-unit, 2-story buildings for a total of 42 new units. Additional accessory features include a mailroom building, office/maintenance building, and visitor parking stalls. The Water Resources Director has reviewed the plat and noted that the existing water & sewer mains that are looped through the development are public mains according to a 2014 agreement with the property owner. The City's other Review Agents have reviewed the plat and have not submitted any comments or concerns. The Plan Commission reviewed the proposed Condo Plat on February 8, 2017 and voted unanimously (6-0) to recommend approval, subject to two conditions.

Councilor De Forest expressed concerns about the rental density in this area since it seems very likely that these condos will be rented. She will be voting against this item because of that. She asked Mr. Pennington if the City had authority in seeking to extend Kadlec to Elmwood. Mr. Pennington explained that it can always be explored but is not a condition of this Condo Plat. The developer has not changed the number of units being constructed and therefore, doesn't open the plan to new approval conditions. There is a key piece of undeveloped property at 1715 Elmwood that has an approved preliminary plat that does have the connection in it. The property is currently for sale and upon sale, that connection can be made. Mr. Pennington explained that the addendum as it exists before them this evening does not affect the roadways. This plan was previously approved with the same number of units and this plan only changes the building layout and location of the buildings. Councilor De Forest commented that this plan was approved in 2006 from a prior council and she believes the council has the authority to change the direction of this development.

Councilor Preuschl explained he doesn't have problems per se with this resolution, but does have concerns for the roads in and out of the development. Councilor Leavy asked what the impact

would be if the Council didn't approve this addendum? It was explained that then Addendum 1 remains in effect and there are six buildings, not five in that addendum. Tom Wood with Harris & Associates was present to discuss the reasons for this addendum and he explained that the condo market is basically nonexistent right now and economically not being built. He told the council that it is likely to see these units rented out due to the current market. The developer is anxious to see this Addendum No. 2 approved so they can complete the project that has been ongoing for several years. If the council does not adopt this resolution, the developer has concerns on financial ability to construct the buildings per Addendum No. 1 and the property could remain undeveloped indefinitely. He reminded the council that they are not changing the number of units in this Addendum, but changing the layout of the buildings on the property. He too would like to see Kadlec extend down Elmwood but that is not within their control.

Councilors Leavy and Dunkin made a motion to lay this item over to the March 6, 2017 meeting so the council can gain more clarity on the matter. Motion carried 5-1 with Preuschl voting against. File 8242

- c. An application for a Conditional Use Permit to allow an outdoor seating area in a C-3, Community Commercial District, for the property located at 605 Eclipse Blvd was referred to Plan Commission. File 8256
- d. A resolution authorizing Final Payment of Public Works Contract C15-23, Milwaukee Road Concrete Repair was approved. File 8699

7. ORDINANCES - None

8. APPOINTMENTS - None

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- a. Councilor De Forest expressed gratitude to those attending this evening representing LULAC to advocate for the City to explore a municipal ID card. She attended the immigration resources workshop that was held at Hackett School and she thanked the volunteers who made that event possible. She is looking forward to BIFF and expressed thanks to the many volunteers and leaders of the organization for making it such a success. This event really allows Beloit to shine.
- b. Councilor Preuschl thanked the BIFF volunteers and organizers for their efforts. The Hendricks CareerTrek ribbon cutting is this Thursday.
- c. Councilor Dunkin attended the Downtown Beloit Association awards dinner. She congratulated the MVPs who were recognized for their success. She toured the Hendricks family heart hospital. She thanked Mark Preuschl for his photography of events around the City.
- d. Councilor Hendrix is excited to see one of the BIFF documentaries titled *Tied to the System* as it was directed by Leah Jones who is a Beloit graduate. The 10<sup>th</sup> annual father-daughter dance is this Saturday at BMHS from 3-5 p.m.
- e. Councilor Luebke represented the City at the 25<sup>th</sup> celebration of the Rock Trail Coalition.

10. CITY MANAGER'S PRESENTATION

- a. Alex Blazer, Chairperson of the Landmarks Commission presented the Annual Landmarks Commission Report for 2016. This annual report is provided in accordance with Section 32.05(10) of the Historic Preservation Ordinance. This report documents the activities and accomplishments of the Landmarks Commission during 2016.

The Commission currently consists of Chair Alex Blazer, Rick McGrath, Mary Anne Carroll, Steve Truesdale, Ruth Vater, Kris Jacobsen, and Ellen Joyce. The Landmarks Commission met 11 times in 2016 to review Certificate of Appropriateness (COA) applications. Many of these applications included more than one item concerning repairs, replacements, additions, or demolitions. Planning Division staff also reviewed and approved COA applications throughout the year.

The number and types of requests considered by the Commission and staff are as follows:

Additions/New Construction: 1  
Historic Plaques: 0  
Chimneys and Tuckpointing: 4  
Local Landmark Designations: 0  
Demolitions: 1  
Ramps/Sidewalks/Steps/Pavement: 3

Fences and retaining walls: 6  
Roof repair/replacement: 11  
Garage repair/construction: 4  
Signs and miscellaneous items: 2  
Gutters/fascia/soffit: 4  
Siding: 4  
Handrails and Porches: 6  
Windows and Doors: 9

Of the 38 COA applications processed in 2016, 18 (47%) were approved by staff. The Commission also completed the Historic District Identification Signs project and supported the completion of an Intensive Survey update and the creation of a new district known as the Milwaukee Road-Emerson Street Historic District. The Commission currently monitors 115 properties in the Bluff Street Historic District, 156 properties in the College Park Historic District, 4 properties in the Merrill Street Historic District, and 46 individually listed Landmarks and Landmark Sites.

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

- a. Director of Planning and Building Services, Drew Pennington, presented a resolution approving the 2017 Annual Action Plan and CDBG Budget. Staff asked that this item be laid over to the March 6, 2017 regular meeting. Councilors De Forest and Dunkin recused themselves. Councilors Hendrix and Leavy made a motion to lay this item over to the March 6<sup>th</sup> regular meeting. Motion carried 4-0 with De Forest and Dunkin not voting. File 8725
- b. Councilors De Forest and Dunkin made a motion to adjourn into closed session for the following purposes: (Council will convene in the City Manager's Conference Room -- 4<sup>th</sup> floor of City Hall for the closed session items and will not reconvene in open session)
  - (1) Pursuant to Wis. Stats. §19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, in particular to discuss 949 Third Street and 936 Second Street.
  - (2) Pursuant to §19.85(1)(g), Wis. Stats. for the purposes of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved; namely, to discuss the Town of Beloit's request for a possible boundary agreement.

Motion carried. Council proceeded into closed session at 8:05 p.m.

12. Councilors De Forest and Leavy made a motion to adjourn at 8:55 p.m. Motion carried.



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Lorena Rae Stottler, City Clerk

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Date approved by City Council: March 6, 2017