

MEETING MINUTES
BELOIT LANDMARKS COMMISSION
Tuesday November 15, 2022, 7:00 PM
The City Hall Forum, 100 State Street
Beloit, WI 53511

1. Roll Call

Vice Chairperson Carter called the meeting to order at 7:01PM.

Commissioners Carlson, McDaniel, Doig, Beckman, and Councilor Blakeley and were present. Chairperson Ruffini called in. Commissioner Gallagher was absent.

2. Minutes of the September 20, 2022 Meeting

Councilor Blakeley moved to approve the draft minutes. Commissioner Doig seconded the motion. The motion passed, voice vote. (7-0)

Minutes of the October 18, 2022 Meeting

Commissioner McDaniel moved to approve the draft minutes. Commissioner Carlson seconded the motion. The motion passed, voice vote. (7-0)

3. Public Comments

Bill Door, 836 Church Street, submitted comments in advance of the meeting. Mr. Door has been a neighborhood resident for a long time and is not in favor of demolitions any structures. He is in favor taking the full 10 months to review the project with the College and neighborhood. Mr. Door provided examples of project the college and neighborhood had worked on in the past. He believes the new president should be involved in the approval of library renovations and demolition. He believes the houses buffers the neighborhood from insignificant architectural buildings such as the library and Logan Museum.

Rick McGrath, 1747 Sherwood Dr SW would like to review the project for 10 months. He stated the college is a wonderful neighbor to have. Programs similar to the proposed have not succeeded and McGrath suggests start with the program prior to demolishing homes. He believes the neighborhood is fragile and cannot be replicated and the deferred maintenance is not viable argument for demolition. Ms. McGrath offered alternative suggestions for the structures.

Danielle Clifton of 641 Church Street, was not in favor of the removal of the three structures. She felt that these were an important part of the history of Beloit and the college and needed to be preserved.

4. Committee Report

A. Site Visit Committee

Commissioner Doig stated the disrepair of the structures is not an excuse for demolition. These homes do not stand in the way of the addition to the library but the view from the street, the removal is not critical. He reiterated that the two detached garages bare no architectural significance. He does not see an issue with the removal of them to expand parking.

Mark Preuschl, a site visit committee member, stated that the project did not require demolition. He had originally thought the addition would affect 749 College but it does not. There was no question the structures were in disrepair but no reason to add or remove them as a part of the library renovations.

5. Certificates of Appropriateness

A. Joe Stadelman -Certificate of Appropriateness

COA-2022-30 Review and consideration of a Certificate of Appropriateness (COA) to demolish the institutional and residential structures located at 742 Church Street, 716 Emerson Street, and 749 College Street, as well as the detached garages located at 732 Church Street and 749 College Street.

Ms. Rottmann read the staff report aloud. Lori Reed, Vice President of Human Resources for Beloit College, stated she wanted the community and college to work together as a partnership to enhance learning for students. She appreciated the thoughtfulness of the review of the project and did not need a decision to be made tonight on demo. She acknowledged the deferred maintenance issues as not a reason for demolition.

Tim Leslie, Executive in Residence for Beloit College, provided a presentation about Impact Beloit and how the library would be a one stop shop to help students and the community connect.

Joe Stadelman of Angus Young Architects, described the concept of the project. The library is currently closed off and the college would like it be more engaged with the community. Mr. Stadelman stated they had hosted open houses for the students and the neighborhood. They received only positive comments. He anticipated start of construction to be May of 2023 and would take a year to complete. The removal of the houses would free up land that could be used for staging during construction. He did not anticipate the construction impacting the neighborhood. The green space would then be open to Emerson and Church Street post construction making the campus more visible from the road.

Councilor Blakeley asked if demolition of the two garages were approved would it help the project? Mr. Stadelman stated it would help and the college plans to relocate facility maintenance to an alternative location. The garages do not benefit the college and would be replaced with parking. Parking was added to the project scope to accommodate more traffic anticipated with the Impact Beloit Hub.

Discussion was had over if a cost analyst for reuse or repair had been conducted. The college had not explored this option and students have not shown interest in utilizing them. A daycare and current use of 749 College Street was discussed. The commission asked if the three houses could house the Impact Beloit programs.

Mr. Stadelman stated it was his team's choice to remove the structures during design. The NIF Grant is connected to the library and grant funds are not authorized for the demolition of the houses or garages. The library would benefit from the removal of the structures, the college has no use for them, and they do not have yards or amenities that are desirable to home buyers.

Discussion was had about other homes the College has sold and how desirable they were.

Commissioner Doig stated the neighborhood has concerns about this proposal and suggested the College and Mr. Stadelaman meet with the neighborhood to explore solutions to the concerns. If the neighborhood was in support of the project the discussion would be very different this evening.

Tax credit regulations were discussed and Ms. Rottmann would follow up on how demolition would affect the applicant and neighbors.

Commissioner McDaniel moved to table COA-2022-30 until January 17, 2023.
Commissioner Carlson seconded the motion. The motion passed, voice vote. (7-0)

6. Reports on Staff Activates

- A. A Report on Staff-Approved Certificates of Appropriateness. one application had been approved since the previous meeting.
- B. Two letters when out to new historic property owners

7. Adjournment

Councilor Blakeley moved to adjourn at 8:33 PM. Commissioner McDaniel seconded the motion. The motion passed, voice vote. (7-0)



Celestino Ruffini, Chairperson
Landmarks Commission






11-15-22 Minutes

Final Audit Report

2023-02-22

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