



**PROCEEDINGS OF THE BELOIT CITY COUNCIL**  
**100 State Street, Beloit WI 53511**  
**City Hall Forum – 7:00 p.m.**  
**Monday, July 6, 2015**

Presiding: Charles Haynes  
Present: Sheila De Forest, Regina Hendrix, Ana Kelly, Chuck Kincaid, David F. Luebke,  
Marilyn Sloniker  
Absent: None

1. President Haynes 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 – none.
4. PUBLIC HEARING
  - a. Community Development Director Julie Christensen presented an amended resolution authorizing a **Conditional Use Permit** to allow expanded Contractor Office & Storage Yard uses in a DH, Development Holding District, for property located at 2100 Newark Road. It was noted that Plan Commission recommended approval 7-0. As a condition of granting the amended Conditional Use Permit, the City Council does hereby stipulate the following conditions and restrictions upon the Conditional Use.
    - The conditions imposed on the applicant's 2014 CUP remain in full force and effect.
    - This amended CUP allows a 3,000 square-foot addition to an existing storage/shop building, along with temporary use of a converted manufactured home that will be used as office space during the construction process.
    - The temporary office use shall be discontinued when the building addition has been completed or in three years following approval, whichever occurs first. Gravel areas shall be paved at the conclusion of this project.
    - The applicant may continue to rent the existing single-family dwelling, but must maintain a Rental Dwelling Permit.
    - The applicant shall obtain an Architectural Review Certificate, a Certificate of Zoning Compliance, and a Building Permit prior to beginning construction of the building addition.
    - Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.President Haynes opened the public hearing. No one spoke. President Haynes closed the public hearing. Councilor's Luebke and De Forest made a motion to adopt the resolution. Motion carried on a vote of 7-0. File 8634.
  - b. Ms. Christensen presented a resolution authorizing a **Conditional Use Permit** to allow a Rooming House in a C-1, Office District, for the property located at 1105 East Grand Avenue. It was noted that Plan Commission recommended approval 6-0-1. As a condition of granting the CUP, the City Council does hereby stipulate the following restrictions upon the Conditional Use.
    - The property owner must obtain an annual rental permit from the Community and Housing Services Division
    - The rental term lengths for sleeping room tenants will be monthly in order to help maintain stability in the neighborhood and to prevent common problems associated with renting by the week or day.
    - The applicant will provide at least three parking spaces designated by signs for residents and guests of the rooming house, regardless of future tenant car ownership rates.
    - The owner may rent a maximum of four sleeping rooms and one efficiency.
    - The rooming house will house a maximum of five persons, including the supervisor.

- The applicant shall adhere to all regulations, including but not limited to those found in Section 7.32 of the Property Maintenance Code and Section 8.16 of the Plumbing Maintenance Code.
- No signs of any type may be displayed on the property.
- A transfer in property ownership will result in the immediate expiration of the CUP.
- If the required parking spaces for tenants are provided on a property adjacent to 1105 East Grand Avenue, the applicant needs to provide Staff with a shared parking agreement
- If City staff receives complaints stemming from the lack of on-site management from tenants, neighboring property owners, or elected or appointed City officials, staff reserves the right to re-review the conditions of this Conditional Use Permit with the Plan Commission and City Council.
- Any major change in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Planning and Building Services Director may approve minor changes administratively.

President Haynes opened the public hearing.

- Richard Mc Grath, Beloit, addressed the Council with concerns about this proposal. He presented a list of 12 names of people who also carry concerns. Mr. McGrath questioned whether or not this sets a precedent for Beloit for more houses like this and feels this Rooming House may not meet his definition of a basic neighborhood principle, in that it may not benefit the neighborhood. He also raised concerns about foot traffic, mainly school children who pass by this address often and said not knowing who will live there creates a perceived sense of concern.
- Matthew Finnegan, Beloit, addressed the Council as the owner of this building. He assured the council that having an on-site manager will allow more surety in selecting residents and given that it's her home too, there will be expectations of the residents to be good neighbors. Mr. Finnegan explained that there is a market for this time of housing and he is proud of the design of this rooming house. There will be on-site housekeeping, TV, cable and Wi-Fi, all for monthly rent of \$400-500. His marketing target will begin with Beloit College but he also mentioned a lack of sponsor families for foreign students attending Rock County Christian School. He said doesn't like the sunset clause as his intention was to eventually sell the building to an owner-occupied person like the on-site manager. He is supportive of all other conditions set forth in the CUP. The on-site manager, Terri Bale, explained that she is excited for this Rooming House plan and believes that it will attract quality tenants. She said she has been a caretaker for 15 years and assured that if this Rooming House does set a precedent for Beloit, it will be a good one that is run well.

President Haynes closed the public hearing. Councilor's Luebke and De Forest made a motion to adopt the resolution. Councilors Kelly and Luebke made a motion to amend the Resolution to add a condition to the resolution that the property owner work with the Community Development staff to establish a landscaping plan on the property that would be acceptable for staff approval. Motion to amend carried 6-1 with Councilor Sloniker voting in opposition. Motion as amended carried on a vote of 7-0. File 8692.

- c. Ms. Christensen led a public hearing to solicit input on the Community Development, Housing, and Homeless needs in the City for Inclusion in the 2016 Annual Action Plan and Resolution approving **2016 Community Development Block Grant (CDBG) Local Funding Priorities**. The proposed priorities are:
- Public Service Programs which focus on comprehensive case management strategies, with priority given to neighborhood stabilization activities, education in budgeting and life skills, and employment training that corresponds with local employment opportunities.
  - Code Enforcement
  - Housing Rehabilitation
  - Economic Development Activities, with priority given to Technical Job Training
  - Program Administration
  - Fair Housing

President Haynes opened the Public Hearing.

- Marc Perry and Lynn Volburn spoke on behalf of the Community Action Center at 20 Eclipse Center. Mr. Perry explained that he was pleased and supportive of the priorities and seeks to address what he feels is a gap that exists with youth and adults in a population that is hardest to serve. He further explained that this population includes those who are at the center of medium-high risk where existing prevention and corrections strategies don't currently serve.

He stated that 37% of the youth living in the City of Beloit live at or below the poverty level and strategies to break that cycle should be a priority for this community. He said that these youths seek to live in safe environments and receive training in order to seek gainful employment. These job training funds will be a great asset.

President Haynes closed the public hearing. Discussion followed. Councilor's Luebke and Sloniker made a motion to adopt the resolution. Motion carried on a vote of 7-0. File 8693.

## 5. CITIZEN PARTICIPATION

- a. Rick Brunton, 751 Euclid Avenue, Beloit addressed the Council in favor of item 6.c. Mr. Brunton welcomed the new City Manager to Beloit and gave a comprehensive background of the Move to Amend organization and the values they represent. He explained that they have been successful in more than 600 communities in 17 states; 59 of those communities passing resolutions or referendums here in Wisconsin. Mr. Brunton and the Move to Amend Organization is calling for an amendment to the US Constitution to state that inalienable rights belong to human beings only, and that money is not a form of protected free speech under the First Amendment and can be regulated in political campaigns. He hopes the City Council will unanimously place the proposed referendum question on the April 5, 2016 ballot for the citizens of Beloit.

## 6. CONSENT AGENDA

Councilor De Forest asked to have item 6.c removed from the consent agenda. Councilors Luebke and Sloniker made a motion to adopt the Consent Agenda items 6.a, 6.b, 6.d & 6.e. Motion carried. The Consent Agenda is accepted, approved, adopted or referred and acted upon as required by state and local code by a vote of 7-0.

- a. The **Minutes** of the regular meeting of June 15<sup>th</sup> and special meeting of June 22<sup>nd</sup>, 2015 were approved.
- b. The application for a **Class "A" Beer License** for, Dave's Bait & Tackle, 901 Bayliss Avenue, David C. Huyck, owner was referred to the ABLCC. File 8688
- d. The resolution setting a date for a public hearing for the **Vacation** of Tuck-A-Way Lane Right-of-way in the City of Beloit, Rock County, Wisconsin, was referred to Plan Commission. File 6249.
- e. The proposed Ordinance to amend Sections 30.17(1)(b)2, (b)3, (b)6 and (b)7a of the Code of General Ordinances of the City of Beloit pertaining to **Electronically Variable-Message Signs** was referred to Plan Commission. File 6068
- c. The resolution placing **Advisory Referendum** question on April 5, 2016 Ballot was presented by City Clerk Lorena Stottler. Councilor De Forest asked Ms. Stottler what her office intends to do to promote this referendum. Clerk Stottler explained that she has a legal responsibility to publish a Type A notice the 4<sup>th</sup> Tuesday in November to announce that there will be a referendum, and a Type C notice of referendum the day before the election that includes the resolution that directed the referendum, as well as an explanatory statement which describes the effect of a 'yes' or 'no' vote. Councilor De Forest asked where those would be published and asked for these notices to also be sent to the Stateline News in addition to our official newspaper since it is free. Ms. Stottler agreed. Councilors Luebke and Kincaid made a motion to adopt the Resolution. Motion carried 7-0. File 8182

## 7. ORDINANCES— none

## 8. APPOINTMENTS – none

## 9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor Hendrix said that she attended the Back to Beloit event; Summer Gospel Jam; BIF Lego Movie on the lawn and the Fireworks.
- Councilor Sloniker said that she attended committee meetings of Golf Committee, Equal Opportunities Commission, Police & Fire Commission, Strategic Planning Workshop and

Porter Avenue Watch group. She also attended BIF Lego Movie on the lawn and a picnic in Vernon Park. She is looking forward to the Parks tour.

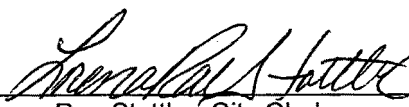
- Councilor Kelly said that he attended the Summer Gospel Jam and Snappers game with fireworks.
- Councilor Luebke said that he attended the OV Schaeffer event with the City Manager; Music at Harry's Place on Friday nights and an event at the Beloit Fine Arts Incubator.
- Councilor De Forest said that she attended the Sun Valley Strawberry Fest; Summer Gospel Jam; June 25 Rock County Board; committee meetings of the PFC and Planning Commission. She also attended a Municipal Leader's breakfast and the Farmer's Market.
- Councilor Kincaid said that he attended the Golf Committee meeting. Encouraged people to get to the Farmer's market as it's getting better each week.

#### 10. CITY MANAGER'S PRESENTATIONS

- a. Beloit Public Library Director, Nick Dimassis presented information about the "Hearing Loops Program." Mr. Dimassis introduced his co-presenters as Steve Platteter, Director of the Arrowhead Library System; and Dr. Lisa Kosmicki, an audiologist with the Beloit Health System. Hearing Loops are a wire that circles a meeting room or service desk and is connected to a sound system. The loop transmits sound electromagnetically to a wireless receiver called a T-coil in the user's hearing aid or cochlear implant. With the loop, the microphone from the sound system becomes the microphone to the person's hearing instrument. Hearing loops help overcome the listening challenges of distance from the speaker and back-ground noise. Many Libraries in Rock County have Loops at the Service Desk including Beloit, Clinton, Edgerton, Evansville, Janesville, Milton and Orfordville. Mr. Platteter explained that these were made possible through LSTA (Library Services and Technology Act) funds under a project through the Wisconsin DPI. Partners in the project include the ADRC of Rock County and the Wisconsin School for the Deaf. The first grant of \$5,000 added loop boxes at the 7 library service desks. The second phase grant of \$25,000 added the room size systems at Beloit, Edgerton and Janesville. Mr. Dimassis invited interested parties to attend a kick-off event on Wednesday, July 15<sup>th</sup> at the Beloit Public Library beginning at 5:30pm, where Audiologist, Dr. Juilette Sterkens will present and people can hear for themselves about the Hearing Loops Program.
- b. Finance and Administrative Services Director Eric Miller presented the **2014 Audit Report**. Mr. Miller thanked staff in the City Manager's Office, the Treasury, the Accounting Division, and the Finance Division for their assistance with the Audit. He explained that the full audit has been placed online for Councilors and the public under the Finance Department tab. Mr. Miller introduced Carla Gogin, Baker Tilly Virchow Krause, LLP, who presented the City's 2014 Audit of the general fund and utility accounts, respectively.

#### 11. REPORTS FROM BOARDS AND CITY OFFICERS- none

12. Councilor's Kincaid and Hendrix made a motion to adjourn the meeting at 9:05 pm. Motion carried.

  
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Lorena Rae Stottler, City Clerk

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Date approved by Council: July 20, 2015