



PUBLIC NOTICE & AGENDA
BELOIT LANDMARKS COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Tuesday, April 15, 2025

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MINUTES
 - 2a. Consideration of the minutes from the March 18, 2025 Landmarks Commission meeting
[Attachment](#)
3. PUBLIC COMMENTS
4. CERTIFICATES OF APPROPRIATENESS
 - 4a. COA-2025-07 Review and consideration of a Certificate of Appropriateness (COA) to remove and replace a window at the commercial structure located at 400 E. Grand Avenue.
[Attachment](#)
5. REPORTS
 - 5a. Consideration of a Resolution supporting and recommending approval of the City of Beloit Comprehensive Outdoor Recreation Plan (CORP) 2025-2030
[Attachment](#)
 - 5b. Requesting a Letter of Support for Street Lighting on Park Avenue
[Attachment](#)
6. REPORT ON STAFF ACTIVITIES
 - 5a. Staff Approved Certificate of Appropriateness
 - 5b. Historic Property Owner Letters
 - 5c. Sky Carp Schedule
[Attachment](#)
7. ADJOURNMENT

****** Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please

Landmarks Commission
Meeting Agenda - April 15, 2025

contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

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MEETING MINUTES
BELOIT LANDMARKS COMMISSION
Tuesday, February 18, 2025, 7:00 PM
The Forum, 100 State Street
Beloit, WI 53511

1. Roll Call

Chairperson Ruffini called the meeting to order at 7:01 PM

Commissioner McDaniel and Langley were present. Commissioner Evans, Meister, Carlson, and Councilor Blakeley were absent.

2. Minutes

A. Minutes of February 18, 2025 Meeting

Commissioner Langley moved to approve the draft minutes. Commissioner McDaniel seconded the motion. The motion passed, voice vote. (3-0)

3. Public Comments (None)

4. Certificates of Appropriateness

A. Mike Baker -Certificate of Appropriateness

COA-2025-03 Review and consideration of a Certificate of Appropriateness (COA) to replace an entry door and handrail at the residential structure located at 725 Bushnell Street.

Ms. Rottmann presented the staff report and recommendations. The applicant, Mike Baker, was present but had no additional comments. The commission also had no comments on the applicant's request. Commissioner McDaniel moved to approve the Certificate of Appropriateness subject to the conditions recommended by staff. Commissioner Langley seconded the motion. The motion passed, voice vote. (3-0)

5. Reports on Staff Activates

- A. Report on Staff-Approved Certificates of Appropriateness. One application has been approved since the previous meeting.
- B. Historic Property Owner Letters -Seven letters went out to new historic property owners.
- C. 2024 Annual Report on Activities.

There was a discussion about checking the Landmark Commission meeting schedule against the Skycarp schedule to address parking concerns.

6. **Adjournment**

Commissioner McDaniel moved to adjourn at 7:10 PM. Commissioner Langley seconded the motion. The motion passed, voice vote. (3-0)

Celestino Ruffini, Chairperson
Landmarks Commission

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: April 15, 2025

Agenda Item: 4. a.

File Number: COA-2025-07

Applicant: Shannon Turner

Owner: Hendricks Commercial Properties

Location: 400 E. Grand Avenue

Existing Zoning: CBD-1, Central Business District Core

Existing Land Use: Retail/Office

Parcel Size: 0.13 Acre

Request Overview/Background Information:

Shannon Turner, on behalf of Hendricks Commercial Properties, has applied to remove and replace a window at the commercial structure located at 400 E. Grand Avenue. This property is an Individual Historic Landmark. Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a COA prior to the alteration of structures within a Historic District.

Key Issues:

- The applicant proposes to remove and replace the fourth-floor window on the curved façade of the building at the intersection of State Street and Grand Avenue with a new window that matches the existing in size, design, and materials.
- The applicant plans to undertake an extensive rehabilitation and interior renovation of the entire building over the next year. They will return to apply for additional Certificates of Appropriateness (COAs) as the project progresses.
- The Strong Building constructed between 1929 and 1930, stands as a defining example of Art Deco architecture in Beloit, Wisconsin. It not only represents a significant type of construction but also serves as a visual landmark in the area. The building is considered pivotal, marking a key moment in the city's architectural history.
- The Strong Building is widely regarded as the most significant Art Deco structure in Beloit and one of only two examples of this style in Rock County. The other notable structure is the Monterrey Hotel in Janesville, which stands as a comparable example of Art Deco design within the county.
- The 4-story building is distinguished by its striking glazed terra cotta façade, sleek vertical piers, and the colorful floral motifs that crown the structure. These features exemplify the elegance and boldness characteristic of the Art Deco movement, making the Strong Building a prominent part of the city's skyline.
- The building was designed by Chicago-based architects Samuel Oman and Samuel Lillienthal, who founded their practice in 1922, the Strong Building reflects their broader body of work, which includes the St. Clair and Eastgate hotels, as well as the Marine Drive apartments in Chicago. The building's design showcases their expertise in blending modern aesthetics with functional architecture, cementing the Strong Building's place as a key architectural asset in the region.
- A copy of the Intensive Survey Form is attached to this report.
- Section 32.06(5) of the Historic Preservation Ordinance includes general review criteria to be used when evaluating COA applications. The COA checklist is attached.
- *Section 32.06(5) of the Historic Preservation Ordinance establishes Specific Review Criteria:*
 - (9) *Contemporary Design: Contemporary design for alterations and additions to existing properties shall not be discouraged when they do not destroy or cover over significant historical, architectural or cultural materials and such design is compatible with the size, scale, color, materials, and character of the property neighborhood design.*
 - The proposed window replacement does not destroy or cover up any significant architectural features on the building.
- Per new state of Wisconsin law "In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities" Wis. Stat. 62.23(7)(em)(2m)
- Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6)(c).

Staff Recommendation:

The Planning & Building Services Division recommends approval of a COA to remove and replace a window at the commercial structure located at 400 E. Grand Avenue based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall only construct the scope of work that has been reviewed & approved by the Landmarks Commission
 2. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior by April 15, 2026.
 3. Any changes or additions to this COA must be reviewed and approved by staff prior to the start of any work.
 4. The applicant shall obtain all necessary building permits.
-

Attachments: Map, Photographs, Application, Intensive Survey Form, and COA Checklist

LOCATION MAP





Country Glass Inc.

1492 Huebbe Parkway
Beloit, WI 53511
PH: 608-365-6550 / FAX: 608-365-6634
EMAIL: jjenson@countryglassinc.net

DATE: September 5, 2023

HCP
Attn. Clay

PROPOSAL

905

TERMS:

PROJECT: 400 Strong Building

For Budgetary Purposes:

Furnish and install one (1) 40" x 36" 1/8" clear plate glass curved to match the existing radius in a wood sash.

Quoted using HCP's supplied lift at no charge.

Pricing will need to be finalized once we have the exact radius supplied to the glass bender.

Country Glass Inc.

BY: John Jenson



9-5-2023

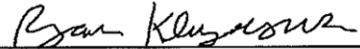
DATE

TOTAL: \$2,220.00

BUYER

TITLE

DATE

SIGNATURE 

DATE 4/3/24

By Signing this proposal, you have accepted the terms ad conditions as stated in the above listed discription for said propoal. Good for 30 days from above date. Work will only begin after receiving a signed proposal via fas and a purchase order for the above. Thank you.



THE BELOIT RE

News and Reviews of Beloit Affairs

F. R. Holmes, Editor
L. R. Newfield, Manager

REVIEW PUBLISHING & PRINTING CO., INC., Publishers

Phone 373

BELOIT, WISCONSIN, OCTOBER 11, 1929

Strong Building Rapidly Nearing Completion

What is beyond question the stoutest structure ever erected in Beloit is now nearing completion at the corner of East Grand avenue and State street. The contractors—Cunningham Brothers—have completed all the concrete pouring and are now set to start work on the outward ornamentation and interior partitioning.

Some indication of the unusual strength of the building can be gleaned from data furnished by Mr. L. E. Cunningham:

To overcome the problem of water seepage in the basement it was necessary to pour extra-heavy footings and to lay a concrete flooring ten inches thick, reinforced with two meshes of steel. This task required a large force of workmen, in alternating shifts, laboring at top speed for eighteen days.

With the completion of the basement the skeleton framework was reared with remarkable speed. Each story was erected in less than seven days; this included not merely the actual pouring of concrete but the maze of framework for same; also the plumbing, steamfitting and electric wiring layouts.

Despite the difficult task of completing one story a week—set by the contractors—they stand now three full days better than that schedule. The mason work is already under way and Mr. Cunningham is confident that it will be completed by November 9. He has set December 9th as the date for completion of all plastering.

An average of one hundred men have been engaged on the structure since work on the footings was started. The skeleton as it stands today contains in its make-up 10,000 bags of cement, 1950 tons of concrete and 95 tons of re-inforcing steel.

The American Bureau of testing materials has taken careful cylinder tests on every mix of concrete poured on this building. These tests have been reported as being far above normal engineering requirements. The tests on the basement walls revealed a crushing strength of 6,700 pounds per cubic inch . . . which the Lewis Institute of Technology reported was the strongest concrete ever tested by that institution.

The Strong Building is to be faced throughout with glazed terra-cotta done in mottled-green tone of varying blends. The lower layers are of heavy shading, and a gradual blending is artistically developed as the tiling mounts upward, the crowning rows matching

The Strong Building, As It Will Appear When Completed



L. E. Cunningham, Builder

the lowest layer. The building can always have the appearance of newness since the glazed facings can be washed with comparative ease.

The American flag now floats from the top cornice of the skeleton, silently announcing to passersby that all framework is completed.

Cunningham Brothers confidently predict that the beautiful structure will be submitted to the owners for acceptance and occupancy by the first of January.

Join Civic Music Ass'n. Now: Your Last Chance

This week is the last opportunity that music lovers will have to become new members of the Beloit Civic Music Association. The campaign for renewal of membership was held last spring.

Membership in the local Association entitles the holder to admission to all concerts in any city where the Civic Concert Service is in force. For instance, the North Shore Ass'n., in Chicago bring to their membership every week during the season artists of the calibre of John McCormick, Mary Garden, Jasha Heifetz, Rosa Raisa, Fritz Kreisler, etc.

There are over 130 cities now operating under Civic Concert Service plan. The plan works without deficit and is non-profit making. It is purely a civic project and deserves the support of every citizen who seeks the betterment of the community in which he lives.

Professor Max Miranda of the Beloit College faculty is head of the Association in Beloit.

Mrs. F. E. Gardner is vice-President and Mrs. H. C. Weirick, Secretary-Treasurer. The headquarters of the Association is at the Beloit Savings Bank.

CITY of BELOIT

PLANNING AND BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

CERTIFICATE of APPROPRIATENESS APPLICATION

(Please Type or Print)

File Number:

COA-2005-07

1. Address of property: 400 E. Grand Ave

2. Parcel #: 13540735

3. Owner of record: Hendricks Commercial Properties Phone: _____

525 3rd. St

Beloit

WI

53511

(Address)

(City)

(State)

(Zip)

4. Applicant's Name: HCP- Facilities Manager

525 3rd St.

Beloit

WI

53511

(Address)

(City)

(State)

(Zip)

608-289-6569

(Office Phone #)

/ (Cell Phone #)

Shannon.Turner@hendricksgroup.net

(E-mail Address)

5. Present use of property: Commercial Lease

6. The following action is requested:

☐ Approval of COA by Landmarks Commission (projects not listed below) ☐

Approval of COA by staff: (Check all that apply)

☐ Roof repair/replacement

☐ Gutter repair/replacement with historically appropriate materials and in historically appropriate styles

☐ Private sidewalk and driveway repair/replacement with historically appropriate materials in the same dimensions, placement and orientation

☐ Installation of historic plaques (residential properties only)

☐ Chimney repair and tuckpointing according to the Secretary of the Interior standards and in historically appropriate color and design

☐ Installation of fences

☒ Storm window/storm door repair or replacement

☐ Installation of glass blocks in basement window openings

☐ Installation of a ramp that is compliant with American with Disability Act

Please continue to #7 (Over)

CERTIFICATE of APPROPRIATENESS APPLICATION (continued)

7. Description of Project: Describe each item of the project separately.

Project item: Include existing condition(s) when describing item. Also describe the proposed work, material(s) to be used, and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)

Replacing existing curved window on 4th floor with the same design. A boom lift will be used to help the installation but no existing historic features will be removed. We would like to cone off areas (sidewalk and corner by the light) that the boom would operate.

8. Attachments:

- ☐ Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- ☒ Sketches, drawings, building and streetscape elevations, and/or annotated photos
- ☒ Exterior photos
- ☐ Specifications (materials) for the project
- ☐ Phased development plan for the project (if proposed in phases)
- ☐ Inspection report (required for demolition requests only)
- ☐ Cost estimates for all the proposed work
- ☐ Other (please explain): _____

9. Source of Funds: Please indicate if funds for the project are being secured from any of the following sources:

☐ NHS ☐ City of Beloit ☐ SHSW ☐ Federal

NOTE:

The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Planning and Building Services Division by the filing deadline date prior to the next Landmarks Commission meeting.

If you have questions or need assistance in completing this form, contact the City of Beloit Planning and Building Services Division (364-6700).

Shannon Turner

(Signature of applicant)

/ Shannon Turner

(Print name)

/ 03/19/2025

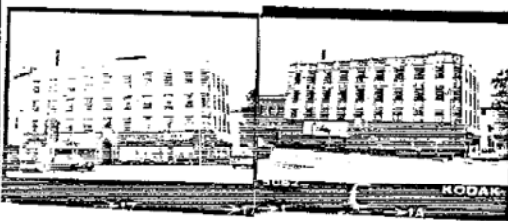
(Date)

Review fee: \$50.00* / \$25.00* if staff approved Amount paid: \$ 50.00
* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.

Scheduled meeting date: 4/15/2025

Application accepted by: Julany Pattman Date: 3/21/2025

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: 1 Beloit		County: Rock	Surveyor: Richard P. Hartung	Date: July, 1981	Street Grand, East		
Street Address: 400-404-408 East Grand Avenue		Legal Description:	Acreage:				
Current Name & Use: Strong Building--offices and retail stores		Current Owner: Tal, Inc. of Beloit					
Film Roll No. RC-88, *RC-111, *RC-107			Current Owner's Address: c/o Strong Building		Number 400-404-408		
Negative No. 17, *1, *29			Special Features Not Visible In Photographs:				
Facade Orient. N			Interior visited? ☒ Yes ☐ No				
Original Name & Use: 2 Strong Building - Offices and stores retail		Source C	Previous Owners	Dates	Uses	Source	Town Range Section
Dates of Construction / Alteration 1929-1930		Source A, C					
Architect and/or Builder: Oman & Lillienthal		Source B					
3 Architectural Significance ☐ Represents work of a master ☐ Possesses high artistic values ☒ Represents a type, period, or method of construction ☒ Is a visual landmark in the area ☐ Other: _____ ☐ None		4 Historical Significance ☐ Assoc. with lives of significant persons ☐ Assoc. with significant historical events ☐ Assoc. with development of a locality ☐ Other: _____ ☒ None				Map Name East Grand Avenue Historic District	
Architectural Statement: The outstanding example of Art Deco architecture in Rock County, the 4 story Strong Building, built in 1929 by Chicago architects Oman & Lillienthal, is distinguished by its glazed terra cotta facade, the sleek verticality of its piers and the remarkable and colorful floral motif which crowns the building. The exterior walls have been reduced to the structural elements: piers run uninterrupted to the cornice while spandrels at each floor are recessed. The verticality of the composition is heightened by the reeding on the piers, and the geometric smoothness of the design is emphasized.		Historical Statement: Built in 1930 by F. M. Strong, the building has served as retail and office space since its construction.					
5 Sources of Information (Reference to Above) A Beloit Tax Records, RCHS Archives B Incised on wall at SE corner of structure C Beloit city directories, 1928 and 1930 D E F		6 Representation in Previous Surveys ☐ HABS ☐ NAER ☒ WIHP ☐ NRHP ☐ landmark ☐ other: _____		7 Condition ☒ excellent ☐ good ☐ fair ☐ poor ☐ ruins			
		8 District: East Grand Avenue Historic District ☒ pivotal ☐ contributing ☐ non-contributing initials: <u>R</u> date: <u>8/1/81</u>		9 Opinion of National Register Eligibility ☒ eligible ☐ not eligible ☐ unknown ☐ national ☐ state ☐ local initials: <u>R</u>		Map Code EGA 88/17	

HP-02-17

THE STRONG BUILDING (400-408 East Grand Avenue)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The most distinctive Art Deco building in the city, the four story Strong Building, built in 1929 by Chicago architects Oman and Lillienthal, is characterized by a glazed terra cotta facade, reeded piers and recessed spandrels, and dramatic (and colorful) Art Deco ornament, including the remarkable floral motif at the frieze.

Faced with light green terra cotta panels on the upper stories, and darker brown panels on the ground story, the Strong Building wraps around the intersection of State and Grand with a curved corner. Fifteen piers, most ornamented with reeding, race uninterrupted to the frieze where they are crowned with large, stylized white and yellow daisies imposed on a dark green background. Recessed from the piers, the spandrels are ornamented with incised and applied Art Deco ornament in a variety of geometric and floriated patterns. The first story facade is punctuated with large plate glass display windows, surmounted by transoms, and two entries including one on the north facade which features a large Art Deco surround. Except for some alterations to the store fronts on the easternmost bays of the north facade, the exterior of the Strong Building remains in original condition. Inside, however, extensive remodelling over the years has divided the space into small offices and retail space and has taken a toll on the original Art Deco features.

Significance: Surveys of Rock County (beginning with a county-wide reconnaissance survey in 1975, and updated through the intensive surveys of Beloit (1980-81) and Janesville (1981-82), have clearly revealed that the Strong Building is the most significant Art Deco structure in Beloit and one of two excellent examples of the style in Rock County. (The Monterrey Hotel in Janesville is the only comparable Rock County structure.) The stylized and colorful ornament, the terra cotta sheathing and the reeded piers create a "modernistic" landmark in the center of the city.

Chicago architects Samuel Oman and Samuel Lillienthal began their practice in 1922 and have been credited with the designs of the St. Clair and Eastgate hotels in Chicago as well as the Marine Drive apartments in that city. (D)

Planning and Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 400 E. Grand Avenue

GENERAL REVIEW CRITERIA	YES	NO	N/A
Has every reasonable effort been made to provide a compatible use for a property that requires alteration for use other than for its originally intended purpose?	X		
Will the applicant retain distinguishing original qualities or character of a building, structure or site? The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	X		
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?		X	
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?	X		
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?	X		
Has the applicant repaired, rather than replaced, deteriorated architectural features, wherever possible? If replacement is necessary, the new material should match the material being replaced in composition, design color, texture and other visual qualities.	X		
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?	X		
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			X
If a contemporary design for alterations and additions is proposed, does this design retain significant historical, architectural or cultural material and is the design compatible with the size, scale, color, material and character of the property and neighborhood?	X		
Are new additions or alterations to buildings done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired?	X		

REPORT TO THE BELOIT LANDMARKS COMMISSION

Background and Project Overview: The Comprehensive Outdoor Recreation Plan serves as a guiding document for developing, maintaining, and enhancing the community’s parks and open spaces. It reflects the community’s goals, identifies current and future recreational needs, and helps prioritize projects for implementation. The Plan is a vital tool for the City in budget planning and securing funding, including grants from the Wisconsin Department of Natural Resources (WDNR). To remain responsive to changing recreational demands and facility needs, the Plan should be updated every five years and supplement the City of Beloit’s Comprehensive Plan to ensure effective policy implementation.

The Plan aims to ensure equitable access to parks, enhance recreational facilities, and improve long-term sustainability through strategic development, maintenance, and partnerships. Goals include expanding green space, improving bicycle and pedestrian connections, increasing volunteer engagement, and integrating resilient design strategies. The planning process, which began in summer 2024, involved field assessments, staff meetings, public input sessions, and a bilingual community survey. Survey feedback revealed a need for facility upgrades to shelters, restrooms, playgrounds, Krueger Pool, and splash pads, and highlighted a gap in amenities for teens. The plan identifies a critical parkland need on the city’s far southwest side and recommends expanding and enhancing park spaces, collaborating with developers, and implementing a playground replacement strategy within the Capital Improvement Plan.

Several parks within the city are designated as historic landmarks. Due to their historic status, any proposed improvements or modifications to these parks require a Certificate of Appropriateness (COA) from the Landmarks Commission, in accordance with Section 32.06 of the Historic Preservation Ordinance. These parks contain significant historic features, structures, and landscapes that contribute to their designation, and any changes to these elements fall under the Commission’s review authority.

Name of Park	Address	Designation	Significance/Feature
Field Park	260 W. Grand Ave	Bluff Street Historic District	Hackett Memorial Horse Trough -In memory of John Hackett
Improvements & Recommendations			
- Repair the little free library - Place picnic tables on concrete pads to reduce maintenance - Clean the fountain and add landscaping - Renovate landscaping around the park sign - Update the sign with the current city logo			
John Hackett was a pivotal figure in the early development of Beloit. Field Park became the first city park established on the west side of the Rock River on August 7, 1916.			

Name of Park	Address	Designation	Significance/Feature
Horace White Park	825 E. Grand Avenue	Near East Side/College Park Historic District	The White Monument /A part of the Original Plat of the City of Beloit
Improvements & Recommendations			
• Prune Trees • Place Tables and Benches on Concrete pads to reduce maintenance • Install a weatherproof lockable power center on the electrical panel • Install ADA access to pergola • Replace all walkways • Improve butterfly garden plantings • Improve landscaping at the monument • Repair and paint gazebo • Renovate landscaping around the park sign & pergola • Update the park sign with the current city logo			
Horace White Park is the oldest park in the city and is named after <i>Horace White</i>, a prominent 19th-century journalist and Beloit College graduate who went on to become the editor-in-chief of the Chicago Tribune and a nationally respected voice in economics and politics.			

Name of Park	Address	Designation	Significance/Feature
Totem Mound Park	1955 Totem Road	Individual Landmark Archeological	Two Effigy Mounds
Improvements & Recommendations			
• Improve parking and access • Add new fencing • Prune trees • Renovate landscaping around the park sign • Update the park sign with the current city logo			
Home to one of the best-preserved effigy mounds in the region—a 157-foot-long formation believed to represent a turtle or water spirit.			

Name of Park	Address	Designation	Significance/Feature
Turtle Creek Park	1312 E. Grand Avenue	Individual Local Landmark	Cultural Heritage
Improvements & Recommendations			
• Implement Master Plan • Address vegetation growth along 3rd baseline of the baseball field to allow access • Improve access and view of Turtle Creek • Install walking paths and wetland restoration on the parkland south of Turtle Creek • Remove the east entrance road and fencing • Explore the bridge across the creek to the south property • Renovate landscaping around the park sign • Evaluate bike/ped path crossing options at the Grand Avenue Bridge • Explore adding a canoe/kayak launch on Turtle Creek			
Turtle Creek Park was designated a landmark in 1998 for its importance as a gathering place for the Beloit African-American community during the mid-twentieth century.			

Name of Park	Address	Designation	Significance/Feature
Water Tower Park	1002 White Avenue	Individual Landmark	City of Beloit Water Works/Stone Water Tower
Improvements & Recommendations			
• Add tree planting when available • Provide pedestrian access from 1003 Pleasant Street Parking Lot • Renovate landscaping around the park sign • Update the park sign with the current city Logo			
Constructed in 1889, this 100-foot-tall octagonal limestone tower played a key role in Beloit's development by pressurizing seven miles of water mains, significantly improving the city's water distribution system and fire protection capabilities.			

While the Comprehensive Outdoor Recreation Plan itself is a planning document and does not authorize construction, its recommendations will lead to physical changes that require COAs. The referral of the CORP to the Landmarks Commission is intended to:

1. Ensure Park improvements respect and showcase the historic character of Beloit's parks while also providing education and outreach about the city's history.
2. Allow the Commission to contribute input before the plan is finalized and adopted.
3. Facilitate future Certificate of Appropriateness (COA) reviews by providing context and foresight regarding anticipated changes.

STAFF RECOMMENDATION:

The Planning and Building Services Division recommends **approval** of the Comprehensive Outdoor Recreation Plan 2025-2030.

ATTACHMENTS: [City of Beloit Comprehensive Outdoor Recreation Plan 2025-2030](#)

RESOLUTION 2025-001

**SUPPORTING AND RECOMMENDING APPROVAL
OF THE CITY OF БЕЛОIT COMPREHENSIVE
OUTDOOR RECREATION PLAN (CORP) 2025-2030**

WHEREAS, the Comprehensive Outdoor Recreation Plan (CORP) for the City of Beloit is an update to the 2018-2023 Open Space and Recreation Plan, and has been prepared in compliance with the guidelines set by the Wisconsin Department of Natural Resources; and

WHEREAS, the CORP provides detailed information on community demographics, a comprehensive site inventory and analysis of all City parks, and Capital Improvement Recommendations for each park; and

WHEREAS, a community survey was published on September 16, 2024, and a community input session was held on October 30, 2024; and

WHEREAS, the CORP provides goals and objectives for the next five years for parks, open space, and recreation, and

WHEREAS, the Park, Recreation and Conservation Advisory Commission adopted a resolution of support for this request at its meeting on February 19, 2025.

WHEREAS, the Plan Commission adopted a resolution of support for this request at its meeting on April 9, 2025.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission hereby supports and recommends approval of the City of Beloit Comprehensive Outdoor Recreation Plan (CORP) 2025-2030.

Adopted this 9th day of April, 2025.

PLAN COMMISSION

Celestino Ruffini, Chairperson

ATTEST:

Hilary Rottmann, AICP
Planner II, Planning and Building Services

REPORT TO THE BELOIT LANDMARKS COMMISSION

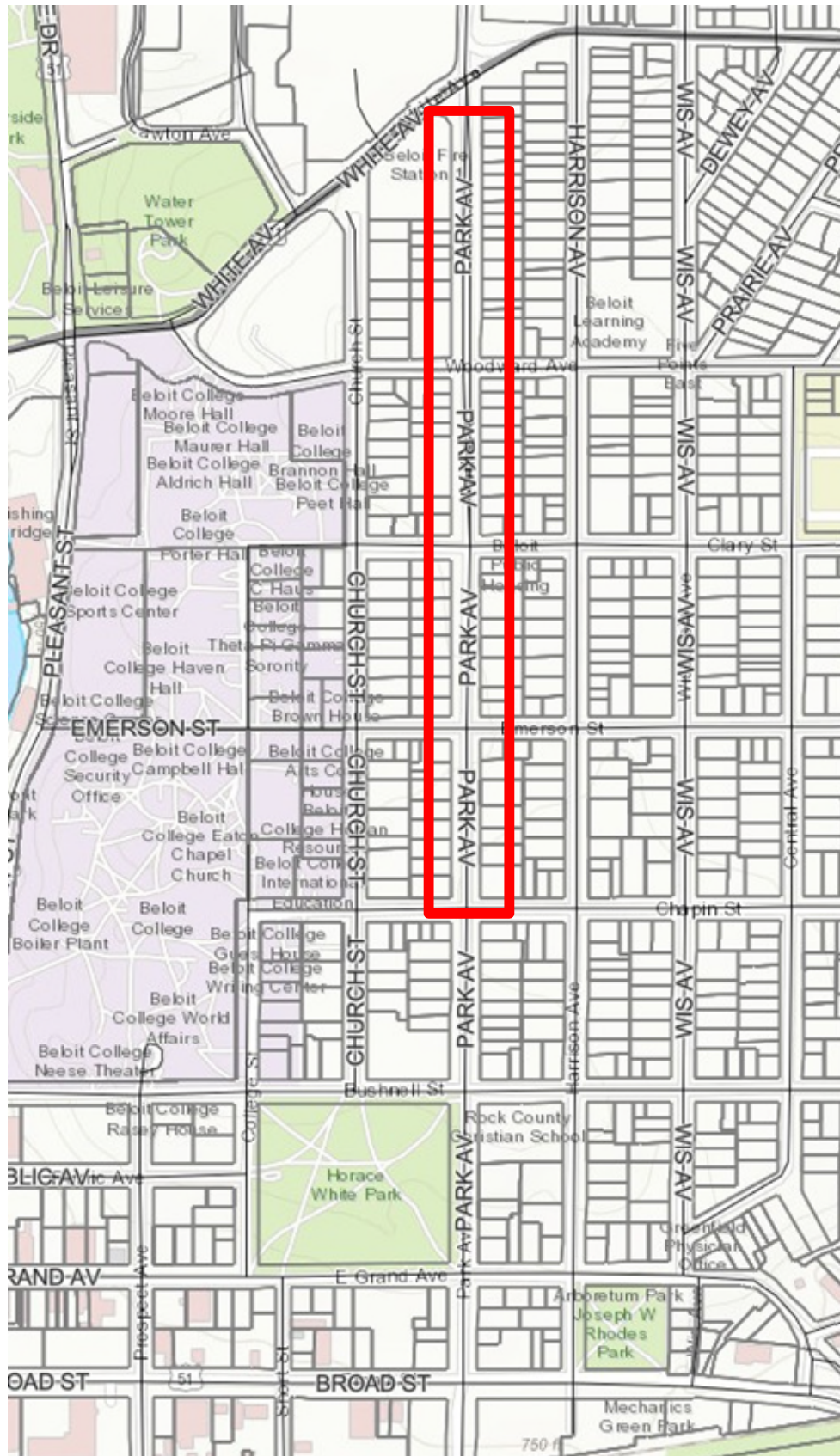
Overview and Background: Konya Hendricks-Schuh, representing Beloit College Park LLC, has submitted a request to the Public Works Department for the installation of street lighting along Park Avenue, between Bushnell Street and White Avenue. She believes these lights would enhance public safety, highlight the historic character of the neighborhood, and create a more inviting, cohesive streetscape. This investment would not only support ongoing revitalization efforts and attract new homeowners but also reinforce the city's dedication to preservation, innovation, and a high quality of life for its residents.

Public Works reviews requests for capital projects and evaluates the associated costs to determine overall feasibility. If a project is deemed feasible, a formal Capital Project Request for the project is created for consideration in a future year. Each request is reviewed alongside other proposed projects and prioritized based on need, impact, and available funding. City staff typically submit capital project requests in May and June, with decisions regarding which projects will advance made around August as part of the City's annual budgeting process.

Request: As part of the Beloit College Park initiative, Ms. Hendricks-Schuh is gathering letters of support from community stakeholders and has asked if the Landmarks Commission would provide a letter of support for the project. The Landmark Commission's support of this request does not guarantee implementation. But does help when evaluating against other capital project requests. A letter has been drafted for review and consideration and can be edited or revised.

STAFF RECOMMENDATION: The Planning and Building Services Division recommends approval to submit a letter of support for the proposed street lighting along Park Avenue, as the project aligns with the goals of the Historic Preservation Ordinance mission to protect and enhance the character, safety, and vitality of historic neighborhoods.

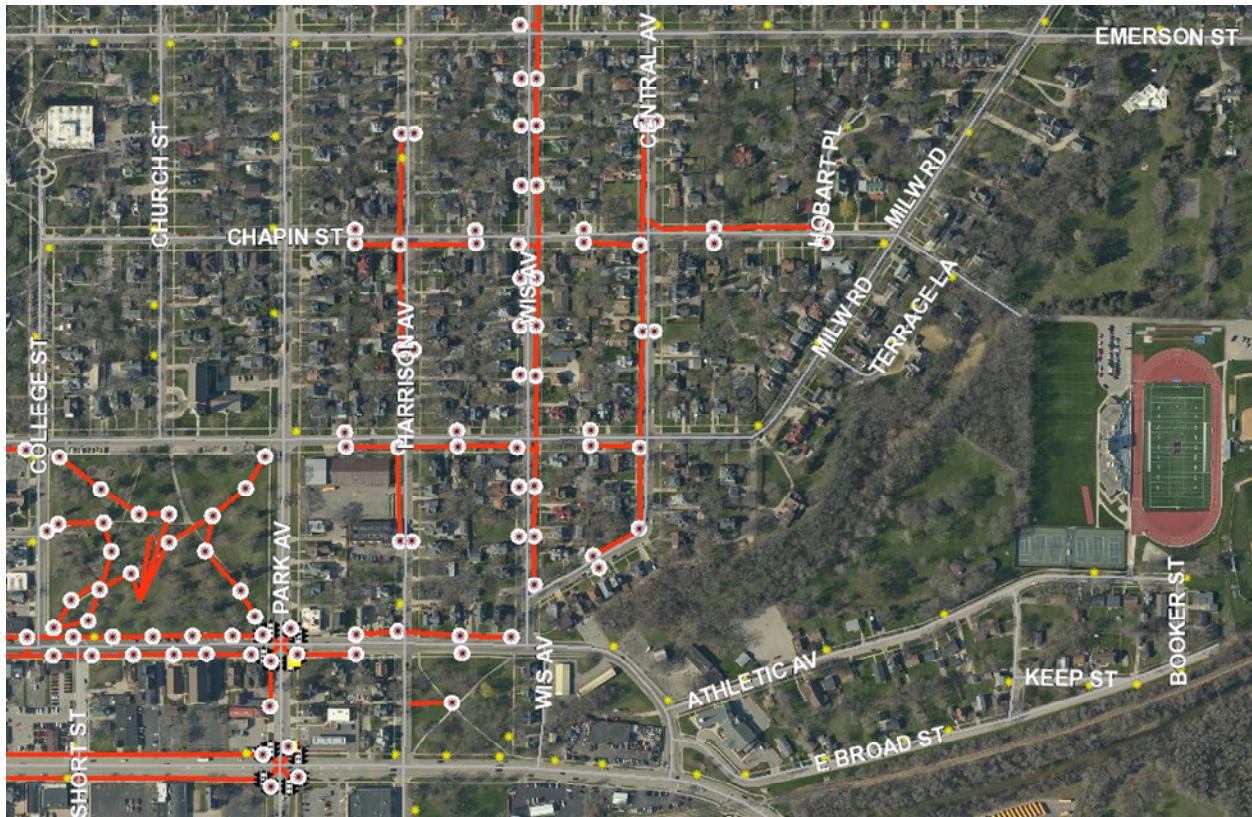
Location of Lighting



Example of Requested Lighting



Location of Existing Lighting



Red and White -City of Beloit Lighting

Yellow -Alliant Energy



Landmarks
Commission

CITY HALL • 100 STATE STREET • BELOIT, WI 53511
Office: 608/364-6700 • Fax: 608/364-6609
www.beloitwi.gov



April 15, 2025

To Whom It May Concern,

On behalf of the City of Beloit Landmarks Commission, we are pleased to express our strong support for Konya Hendricks-Schuh's request to install decorative street lighting along Park Avenue between Bushnell Street and White Avenue.

This portion of Park Avenue is rich in architectural and cultural heritage and lies within a historically significant neighborhood that reflects important elements of Beloit's social and architectural history. The Landmarks Commission supports projects like this because they align closely with the purposes of the City's Historic Preservation Ordinance, which calls for the protection, enhancement, and perpetuation of historic districts that contribute to the public health, safety, and general welfare.

The proposed lighting improvements will reinforce the neighborhood's distinctive character by highlighting the architectural beauty of Beloit's historic homes and creating an inviting, cohesive streetscape. This kind of investment not only enhances the historic setting but also fosters civic pride, promotes the City's cultural and economic vitality, and encourages public engagement with Beloit's past and future. Furthermore, improved lighting enhances safety and accessibility for all, helping to stabilize and potentially improve property values in the area.

Decorative fixtures, when carefully selected, can evoke a timeless quality that bridges the past and present while contributing to the preservation and celebration of Beloit's historic legacy. We commend Ms. Hendricks-Schuh's commitment to neighborhood revitalization and respectfully encourage support for this meaningful project.

Sincerely,

Celestino Ruffini, Chairperson
LANDMARKS COMMISSION

Sky Carp Schedule

April 15, 2025 Home Game starting at 1:05 PM

May 20, 2025 Home Game starting at 6:05 PM

June 17, 2025 Home Game starting at 6:05 PM

July 15, 2025 -No Game Scheduled

August 19, 2025 Home Game starting at 6:05 PM