



**MEETING NOTICE AND AGENDA**  
**Beloit City Plan Commission**  
**Wednesday, November 8, 2017 at 7:00 PM**  
**The Forum**  
**Beloit City Hall**  
**100 State Street, Beloit**

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the October 18, 2017 Meeting**
3. **Certified Survey Map – 321-335 Highland Avenue**  
Review and consideration of a two-lot Certified Survey Map for the properties located at 321, 329 & 335 Highland Avenue
4. **Certified Survey Map – 310 Euclid Avenue**  
Review and consideration of a two-lot Certified Survey Map for the property located at 310 Euclid Avenue
5. **Certified Survey Map – 106 Bluff Street**  
Review and consideration of a two-lot Certified Survey Map for the property located at 106 Bluff Street
6. **Easement – Wisconsin Power and Light – 810 Pleasant Street**  
Review and consideration of an Underground Electric Easement on a portion of City-owned property located at 810 Pleasant Street
7. **Conditional Use Permit – Welders Supply Company – 704 Fourth Street**  
Public hearing, review and consideration of an amendment to an existing Conditional Use Permit to allow Industrial Service and Manufacturing uses, in a C-3, Community Commercial District, for the property located at 704 Fourth Street
8. **Status Report on Prior Plan Commission Items**
9. **Adjournment**

If you are unable to attend this meeting, please contact Frank Fuerte in the Community Development Department at 364-6700 **no later than 4:00 PM the day before the meeting.**

Notice Mailed: November 3, 2017

Approved: Julie Christensen, Community  
Development Director

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



**Meeting Minutes  
Beloit City Plan Commission  
Wednesday, October 18, 2017, 7:00 PM  
The Forum  
Beloit City Hall  
100 State Street, Beloit**

**1. Call to Order and Roll Call**

Chairperson Faragher called the meeting to order at 7:05pm. Commissioner Haynes, Weeden, Johnson, Faragher, Finnegan and Tinder were present. Commissioner Ruster and City Councilor Leavy were absent.

**2. Approval of the Minutes of the September 20, 2017 Meeting**

Commissioner Tinder moved to approve the minutes. Commissioner Weeden seconded the motion. The motion passed, voice vote.

**3. Comprehensive Plan Update**

Director of Planning and Building Services Drew Pennington began by providing the committee with an overview and background on Wisconsin Statutes related to the amendment of a Comprehensive Plan.

Mr. Pennington introduced the resolution to initiate an update to the 2008 City of Beloit Comprehensive Plan without outsourcing to a consulting agency as this update and re-write will be done in-house.

Mr. Pennington gave an overview of the amendments that had been made over the last 10 years and the projects which had necessitated changes or would cause changes to be made in the future including Downtown Riverfront, rebranding of the Beloit Corporation campus and Beloit Mall, School District, Beloit College, YMCA, and the new plans to develop a Welcome Center for the School District at Maple Avenue and Fourth Street.

Mr. Pennington mentioned that despite the intense progress, some active and upcoming challenges have emerged. The City's housing stock is a decade older, and the City has not received a new supply of housing to keep up with increased demand. Mr. Pennington recalled a previously held housing conference in August of 2017 where realtors raised concerns with lack of supply of various housing types and specifically mentioned single-family and executive style larger lots, thus steering potential buyers to seek purchases in other nearby communities. Surveys conducted during the introduction of the Neighborhood Revitalization Strategy Areas (NRSA) have shown that poverty, crime and

housing deterioration remain as active concerns in certain neighborhoods of the city. Population in the city has not changed in 50 years and although demographics have changed, the city has experienced a slight population decrease. The plan also forecasted a slight population increase and should be reconciled with the update. Mr. Pennington discussed the adequacy in timing for updating the Comprehensive Plan and staff focusing mainly on housing and land use.

Mr. Pennington outlined an update process and a public participation plan that will require City Council approval at their next meeting on November of 2017. This will include the ensemble of a Steering Committee that will discuss the plan and its objectives, workshops and the engagement of social media that will aid in addressing land issues and to propose updates.

Mr. Pennington anticipates getting the Commission a revised plan for consideration on April 2018, followed by City Council consideration a month later. Mr. Pennington also provided the Commission with a brief description of the Comprehensive Plan, singling out two of the areas of focus, land use and housing.

Commissioner Johnson asked Mr. Pennington how extraterritorial factors such as the Town of Beloit could affect the comprehensive plan, its goals and outlook. Mr. Pennington agreed that if the Town of Beloit incorporates, the village could seek growth eastward and might end up with a boundary agreement with the Town of Turtle but it was hard to determine at this point.

Mr. Pennington wrapped up by inviting committee members to join the Steering Committee; focusing mainly on policies and how to develop more housing in the city, with in-fill development being a big part of the equation.

Commissioner Finnegan asked if it was appropriate to discuss the recent movement of micro-housing and if affordable housing will become an issue in the city. Mr. Pennington recalled the recent conference where a similar concern was addressed and gave an example of how the committee would have to add a policy to revise the zoning code that restricts new single family construction to a minimum floor area of 1,000 square feet. Ms. Julie Christensen, Community Development Director, added that there would be an assessment to determine whether the current housing supply would accommodate the micro-housing demand. Commissioner Johnson mentioned that homes that are less than 1,000 square feet are hard to sell.

Mr. Pennington talked about the City of Portland, Oregon where the movement has boomed and how the city would waive all permit fees to encourage construction of these “accessory dwellings units” (small houses). Ms. Christensen recalled that when the state required the City to do a traditional development district, secondary dwelling (mother-in-law quarters) were required to be included in the ordinance. At the time, the amount of rules and regulations discouraged the development of these types of structures.

Commissioner Johnson added that some of the lots on West Grand Avenue have two to three dwellings on the same lot and are not aesthetically pleasing. Commissioner Haynes added that investment and quality of the structure could make a dramatic difference in the way these homes look.

Commissioner Finnegan stated that there is currently a big demand for small homes for a specific population and those properties could be found scattered throughout the city.

Commissioner Weeden asked Mr. Pennington the reason behind not hiring a consultant or third party.

Mr. Pennington answered by saying that financial obstacles were the main reason behind not hiring a consultant and discussed the possibility of an entire new plan after the expiration of the boundary agreement.

Mr. Pennington mentioned that in four to five years, the interstate project would be completed and the boundary agreement would no longer exist. He also pointed out that there are substantial portions of the Town (showed in purple on map hand-out) that could be annexed to the City today, specifically around the Kettle Foods area.

Mr. Pennington commented that the interstate project will be pulling momentous energy into the gateway area due to traffic re-routing and asks the committee to consider re-visiting the portion of the business park (purple area on map) to be planned completely to I-43 or look at extending commercial along where the new Milwaukee Road would come down across the interstate.

Commissioner Johnson added that one of the issues in that area (Gateway) was the topography and added that in this area, land is being sold inexpensively for leveling but developers would rather invest in areas with less land adjustment costs and pay more money for the land.

Commissioner Weeden asked Mr. Pennington if other group's plans such as Beloit 2020 and Parks and Recreation would be going to be folded in the Comprehensive Plan. Mr. Pennington commented that there could be a possibility of those plans merging, but only if those chapters were to be opened. Mr. Pennington also suggested that he would like to have a larger community park that will embrace the sport of soccer and could be arguable for consideration near the existing complex on Prairie Avenue.

Commissioner Faragher asked if there was an existing list of individuals who would volunteer to participate on the Steering committee. Mr. Pennington answered that he has a list of volunteers that came out of the housing conference and the list will be presented to council on November 6<sup>th</sup> 2017. Commissioner Faragher, Commissioner Haynes and Commissioner Johnson volunteered for the Steering Committee.



Commissioner Faragher recommended changing the wording on part of the resolution document from a Steering Committee should be established to a Steering Committee shall be established . . .

Commission Faragher moved to approve the Resolution for the update, Commission Hayes seconded. The motion passed, voice vote.

4. **Status Report in Prior Commission Items**

Ms. Julie Christensen stated that the Conditional Use for 800 Wisconsin Ave was approved by City Council.

Commissioner Faragher asked for a status on the Sign Ordinance. Ms. Christensen commented that they met with the Assistant City Attorney who recommended updating the ordinance to comply with the most recent case law. The Sign Ordinance for the Village of Oregon meets that standard, so we are considering using that ordinance as a template.

5. **Adjournment**

The meeting adjourned at 7:50pm.

Minutes respectfully submitted by Frank Fuerte.

## **REPORT TO THE BELOIT CITY PLAN COMMISSION**

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**Meeting Date:** November 8, 2017

**Agenda Item:** 3

**File Number:** CSM-2017-17

**Applicant:** Combs & Associates, Inc.

**Owner:** City of Beloit

**Location:** 321-335 Highland Avenue

**Zoning:** R-1B,  
Residential

Single-Family

**Existing Land Use:** Vacant Lots

**Total CSM Area:** 0.57 Acre

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### **Request Overview/Background Information:**

Combs & Associates, Inc. has submitted an Application for the Review of a Minor Subdivision and a 2-Lot Certified Survey Map (CSM) for the properties located at 321, 329, & 335 Highland Avenue in the City of Beloit. According to Section 12.05(1)(b) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any minor subdivision of land within the City where there is no dedication of land to the City.

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### **Key Issues:**

- The intent of this CSM is to consolidate these three parcels into two in advance of conveying them for single-family infill development in the future. One of the proposed lots is already under contract.
- The residential structures on the subject properties were demolished in prior years, and all of the subject properties are currently vacant.
- Both of the proposed lots are 94 feet in width and approximately 12,450 square feet in area, which complies with the minimum development standards in the R-1B district.
- The Water Resources Division reviewed the proposed CSM and noted that all three existing parcels have lead water service lines that will need to be replaced as part of any future infill project.
- The City's other Review Agents have reviewed the proposed CSM and have not submitted any objections.

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### **Consistency with Comprehensive Plan and Strategic Plan:**

The City's Comprehensive Plan recommends Single-Family Residential – Urban uses for the subject properties. The proposed CSM is consistent with the Comprehensive Plan. Consideration of this request supports Strategic Goal #1 by creating and sustaining healthy neighborhoods.

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### **Sustainability:**

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

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### **Staff Recommendation:**

The Planning & Building Services Division recommends **approval** of the attached 2-Lot Certified Survey Map (CSM) for the properties located at 321, 329, & 335 Highland Avenue in the City of Beloit, subject to the following conditions:

1. Prior to construction of any habitable structures on Lots 1 or 2, the existing lead water service laterals shall be replaced with an approved pipe material.
2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2017.

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**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Location & Zoning Map, CSM, Application, and Resolution.

# Location & Zoning Map

321-335 Highland Ave


CSM-2017-17




1 inch = 59 feet

0510 20 30 Feet

## Legend

 City Limits

 Zoning District

Map prepared by: Drew Pennington, AICP

Date: October 2017

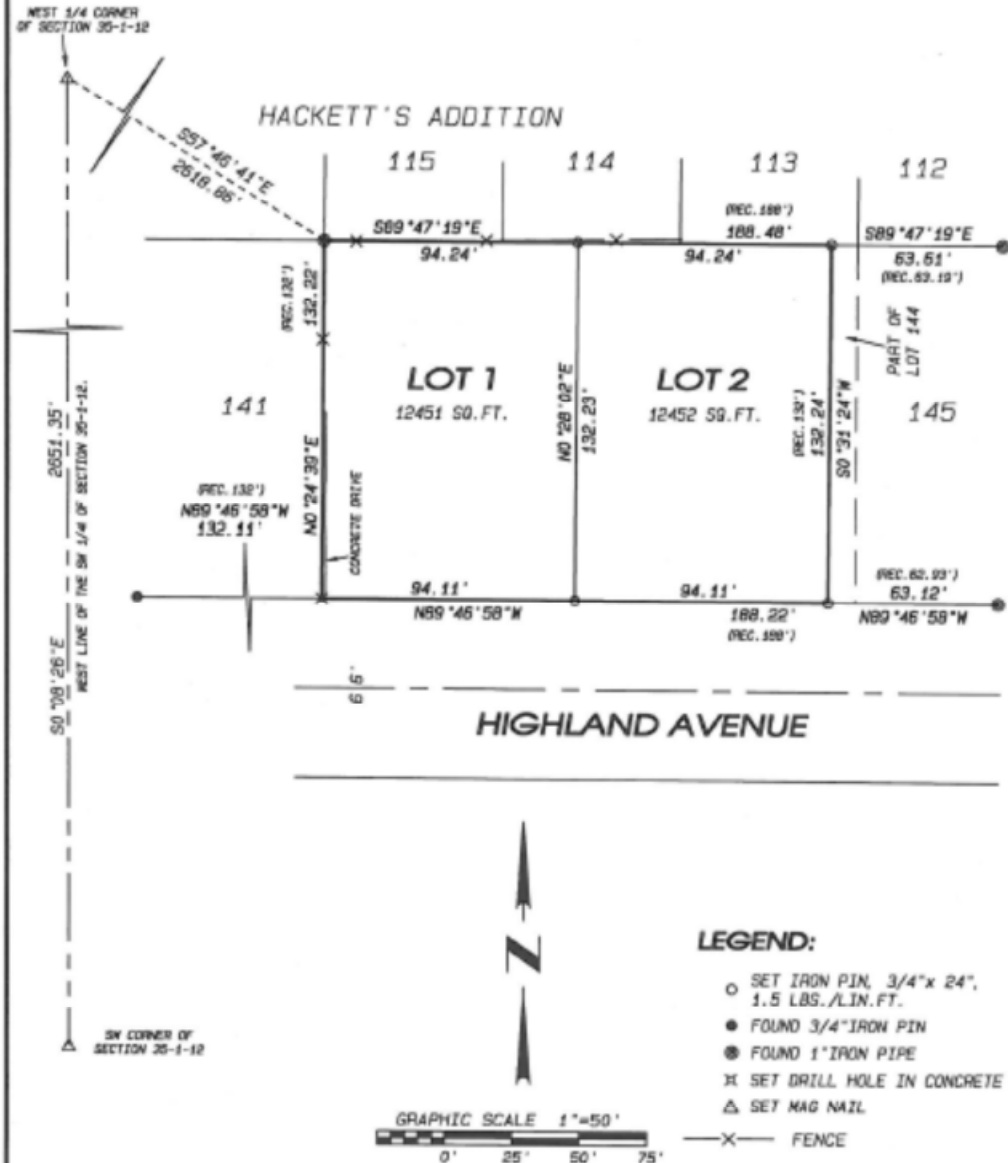
For: City of Beloit Planning & Building Services

Date of Aerial Photography: March 2011

# PLANNING & BUILDING SERVICES DIVISION

# CERTIFIED SURVEY MAP

LOTS 142, 143 AND PART OF LOT 144, HACKETT'S ADDITION AND BEING LOCATED IN GOVERNMENT LOT 4 OF FRACTIONAL SECTION 35, T.1N., R.12E. OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.



**NOTES:**

FIELD WORK COMPLETED \_\_\_\_\_

ASSUMED  $50^{\circ}08'26''E$  ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 35-1-12.

Project No. 117 - 380 For: CITY OF BELOIT SHEET 1 OF 3 SHEETS

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

309 N. Milwaukee St.  
Janesville, WI 53548  
www.combsurvey.com

tel: 608 752-0575  
fax: 608 752-0534



**CITY of BELOIT**  
**Neighborhood Planning Division**

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

**Application for Review of a Minor Subdivision**

(Please Type or Print) File Number: CSM-2017-17

1. Address of property: 321, 329 & 335 Highland Avenue
2. Tax Parcel Number(s): 13551465, 13551460, 13551455
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
 In the SW Quarter of Section 35, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: City of Beloit Phone: \_\_\_\_\_  
100 State Street Beloit WI 53511  
(Address) (City) (State) (Zip)
5. Surveyor's name: Combs & Associates, Inc Phone: 608-752-0575  
109 W. Milwaukee Street Janesville WI 53548  
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 2 lot(s).
7. Total area of land included in this map: 0.57 Acre
8. Total area of land remaining in parent parcel: 0
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: R1-B
11. Is the proposed use permitted in this zoning district: Yes
12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**
  - Site Assessment Checklist; is required if the total area of CSM is over 5 acres. N/A
  - Pre-application meeting; a pre-application meeting was held on 9/21/17 with City of Beloit Staff.
  - Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance. N/A
  - Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance. N/A
  - Certified Survey Map; one copy as required by section 12.05(1) of the Subdivision Ordinance. N/A

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
(Signature of applicant) (Name of applicant) (Date)

**This application must be submitted at least 21 days prior to the Plan Commission meeting date.**

Review fee: <u>\$150 plus \$10 per lot</u>	Amount paid: <u>\$0</u>
Scheduled meeting date: <u>Nov. 8, 2017</u>	
Application accepted by: <u>Drew Pennington</u>	Date: <u>10/16/17</u>

**RESOLUTION  
APPROVING A TWO-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTIES LOCATED AT  
321, 329, & 335 HIGHLAND AVENUE**

**WHEREAS**, Section 12.05(1)b of Chapter 12 of the Code of General Ordinances of the City of Beloit entitled “*Subdivision and Official Map Ordinance*” authorizes the City Plan Commission of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the jurisdiction of the City; and

**WHEREAS**, the attached two-lot Certified Survey Map for the properties located at 321, 329, & 335 Highland Avenue, containing 0.57 acre, more or less, is located within the jurisdiction of the City of Beloit; and

**WHEREAS**, the City Plan Commission of the City of Beloit has reviewed the attached two-lot Certified Survey Map, which pertains to the following described land:

LOTS 142, 143, AND PART OF LOT 144 OF HACKETT’S ADDITION AND  
BEING LOCATED IN GOVERNMENT LOT 4 OF FRACTIONAL SECTION  
35, T. 1N., R. 12E. OF THE 4<sup>TH</sup> P.M., CITY OF BELOIT, ROCK COUNTY,  
WISCONSIN.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the properties located at 321, 329, & 335 Highland Avenue, subject to the following conditions:

1. Prior to construction of any habitable structures on Lots 1 or 2, the existing lead water service laterals shall be replaced with an approved pipe material.
2. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2017.

Adopted this 8<sup>th</sup> day of November, 2017.

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James Faragher, Plan Commission Chairman

**ATTEST:**

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Julie Christensen,  
Community Development Director

## **REPORT TO THE BELOIT CITY PLAN COMMISSION**

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**Meeting Date:** November 8, 2017

**Agenda Item:** 4

**File Number:** CSM-2017-16

**Applicant:** Combs & Associates, Inc.

**Owner:** Community Development Authority

**Location:** 310 Euclid Avenue

**Zoning:** R-1B, Single-Family Residential

**Existing Land Use:** Single-Family

**Total CSM Area:** 0.2 Acre

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### **Request Overview/Background Information:**

Combs & Associates, Inc. has submitted an Application for the Review of a Minor Subdivision and a 2-Lot Certified Survey Map (CSM) for the property located at 310 Euclid Avenue in the City of Beloit. According to Section 12.05(1)(b) of the Subdivision Ordinance, the Plan Commission may approve, conditionally approve, or reject any minor subdivision of land within the City where there is no dedication of land to the City.

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### **Key Issues:**

- The subject property is owned by the Community Development Authority (CDA). The house on the subject property is being completely rehabbed and will be sold to an owner-occupant. A new detached garage facing Euclid Avenue has been constructed as part of this rehab project.
- Prior to beginning this rehab project, the CDA demolished a second structure addressed as 422 Bluff Street that was an extremely blighted multi-family structure facing Bluff Street.
- The intent of this CSM is to create a small (800 square-foot) out-lot at the corner of Bluff Street and Euclid Avenue that will be developed as a potential plaza/park area and may include a sign identifying the Bluff Street Historic District. The exact design is not yet determined, but the out-lot must be created prior to selling the remainder of this property following completion of the rehab project.
- The remaining parcel (proposed Lot 1) will have 92 feet of frontage on Euclid Avenue and 26 feet of frontage on Bluff Street, and will be 7,946 square feet in area.
- Proposed Lot 1 complies with the minimum development standards in the R-1B district. Proposed Out-Lot 1 will not be buildable, but may be used to accommodate a plaza, sign, or public artwork in the future.
- The City's Review Agents have reviewed the proposed CSM and have not submitted any objections.

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### **Consistency with Comprehensive Plan and Strategic Plan:**

The City's Comprehensive Plan recommends Single-Family Residential – Urban uses for the subject property. The proposed CSM is consistent with the Comprehensive Plan. Consideration of this request supports Strategic Goal #1 by creating and sustaining healthy neighborhoods.

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### **Sustainability:**

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

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### **Staff Recommendation:**

The Planning & Building Services Division recommends **approval** of the attached 2-Lot Certified Survey Map (CSM) for the property located at 310 Euclid Avenue in the City of Beloit, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2017.

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**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Location & Zoning Map, CSM, Application, and Resolution.

# Location & Zoning Map

310 Euclid Avenue

CSM-2017-16



1 inch = 39 feet

0 5 10 20 30 Feet

## Legend

- City Limits
- Zoning District

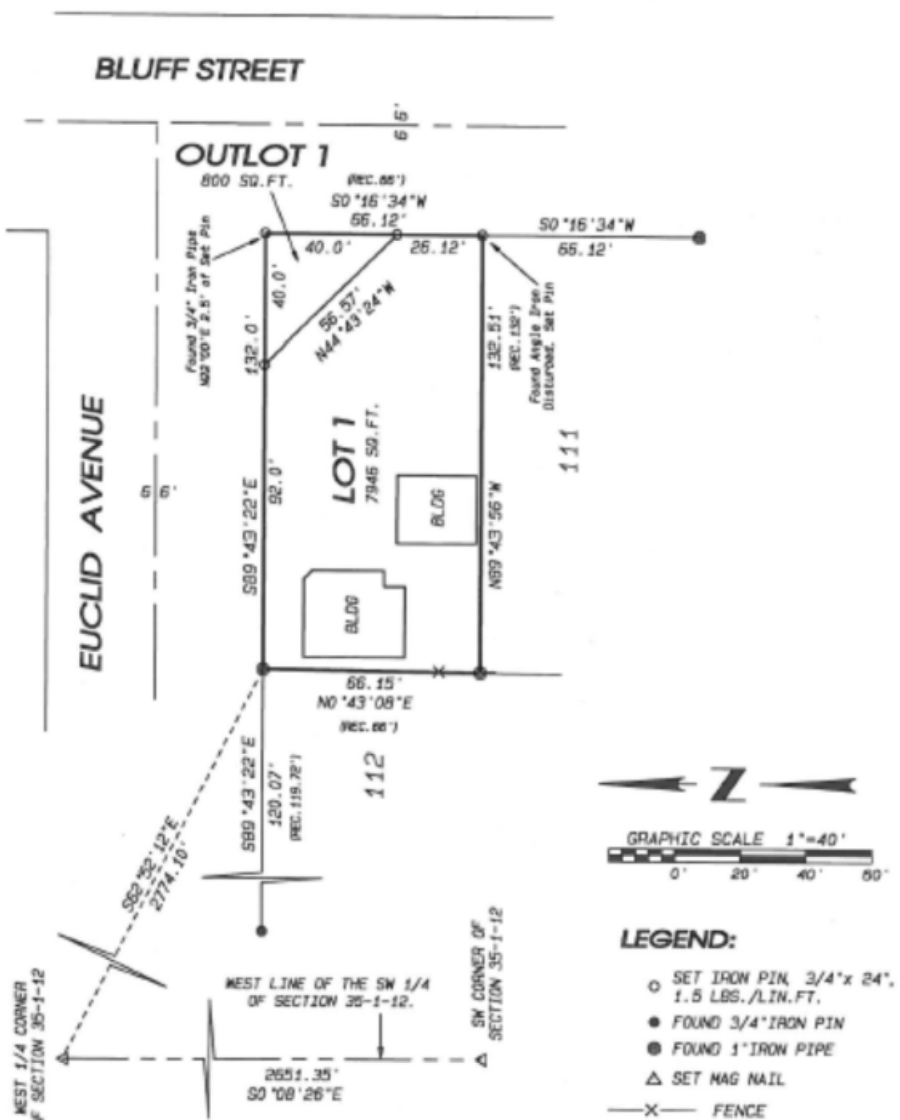
Map prepared by: Drew Pennington, AICP  
Date: October 2017  
For: City of Beloit Planning & Building Services  
Date of Aerial Photography: March 2011

# PLANNING & BUILDING SERVICES DIVISION



# CERTIFIED SURVEY MAP

LOT 110, HACKETT'S ADDITION AND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND IN GOVERNMENT LOT 4 OF FRACTIONAL SECTION 35, T.1N., R. 12E. OF THE 4TH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN.



**NOTES:**

FIELD WORK COMPLETED \_\_\_\_\_

ASSUMED S0°08'26"E ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 35-1-12.

Project No. 117 - 378 For: CITY OF БЕЛОИТ SHEET 1 OF 3 SHEETS

**Combs & Associates, Inc.**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

500 N. Milwaukee St.  
Janesville, WI 53548  
www.combsinc.com

tel: 608 752-0575  
fax: 608 752-0534

**CITY of BELOIT**  
**Neighborhood Planning Division**

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

**Application for Review of a Minor Subdivision**

(Please Type or Print)

File Number: CSM-2017-16

1. Address of property: 310 Euclid Avenue
2. Tax Parcel Number(s): 13551495
3. Property is located in (circle one) City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
 In the SW Quarter of Section 35, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: Community Development Authority-City of Beloit Phone: \_\_\_\_\_  
100 State Street Beloit WI 53511  
(Address) (City) (State) (Zip)
5. Surveyor's name: Combs & Associates, Inc Phone: 608-752-0575  
109 W. Milwaukee Street Janesville WI 53548  
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 1 outlot & 1 lot(s).
7. Total area of land included in this map: 0.2 Acre
8. Total area of land remaining in parent parcel: 0
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: R1-B
11. Is the proposed use permitted in this zoning district: Yes

**12. THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**

- Site Assessment Checklist; is required if the total area of CSM is over 5 acres. N/A
- Pre-application meeting; a pre-application meeting was held on 9/21/17 with City of Beloit Staff.
- Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance. N/A
- Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance. N/A
- Certified Survey Map: one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
(Signature of applicant) (Name of applicant) (Date)

**This application must be submitted at least 21 days prior to the Plan Commission meeting date.**

Review fee: <u>\$150 plus \$10 per lot</u>	Amount paid: <u>\$0</u>
Scheduled meeting date: <u>Nov. 8, 2017</u>	
Application accepted by: <u>Don Pennington</u>	Date: <u>10/16/17</u>

**RESOLUTION  
APPROVING A TWO-LOT CERTIFIED SURVEY MAP  
FOR THE PROPERTY LOCATED AT  
310 EUCLID AVENUE**

**WHEREAS**, Section 12.05(1)b of Chapter 12 of the Code of General Ordinances of the City of Beloit entitled “*Subdivision and Official Map Ordinance*” authorizes the City Plan Commission of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the jurisdiction of the City; and

**WHEREAS**, the attached two-lot Certified Survey Map for the property located at 310 Euclid Avenue, containing 0.2 acre, more or less, is located within the jurisdiction of the City of Beloit; and

**WHEREAS**, the City Plan Commission of the City of Beloit has reviewed the attached two-lot Certified Survey Map, which pertains to the following described land:

LOT 110 OF HACKETT’S ADDITION AND LOCATED IN THE NE ¼ OF  
THE SW ¼ AND IN GOVERNMENT LOT 4 OF FRACTIONAL SECTION 35,  
T. 1N., R. 12E. OF THE 4<sup>TH</sup> P.M., CITY OF БЕЛОIT, ROCK COUNTY,  
WISCONSIN.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached two-lot Certified Survey Map for the property located at 310 Euclid Avenue, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2017.

Adopted this 8<sup>th</sup> day of November, 2017.

\_\_\_\_\_  
James Faragher, Plan Commission Chairman

**ATTEST:**

\_\_\_\_\_  
Julie Christensen,  
Community Development Director

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** November 8, 2017

**Agenda Item:** 5

**File Number:** CSM-2017-18

**Applicant:** Combs & Associates, Inc.

**Owner:** City of Beloit

**Location:** 106 Bluff Street

**Existing Zoning:** R-1B, Single-Family Residential

**Existing Land Use:** Vacant

**Total Area:** 1.1 Acres

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### Request Overview/Background Information:

Combs & Associates, Inc. has submitted an Application for the Review of a Minor Subdivision and a 2-Lot Certified Survey Map (CSM) for the property located at 106 Bluff Street.

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### Key Issues:

- The intent of the proposed CSM is to reconfigure the City-owned lot into two separate lots, Lot 1 & Outlot 1, as shown on the attached CSM proposal.
- The proposed CSM includes a dedication of right-of-way for an existing sidewalk which encroaches on portions of the subject property, along its southern boundary.
- Proposed Lot 1 will be approximately 1.07 acres (46,519 Sq. Ft.), and will have 206.40 feet of frontage on Shirland Avenue, and 31.09 feet of frontage on Bluff Street.
- Proposed Outlot 1 will be approximately 0.03 acre (1,168 Sq. Ft.) and will have 30.02 feet of frontage on Shirland Avenue, 64.97 feet of frontage on Bluff Street; Outlot 1 will be located along the intersection of Shirland Avenue and Bluff Street, and is intended for the placement of a neighborhood sign.
- The City of Beloit would like to eventually sell off Lot 1 for residential use and maintain Outlot 1.
- The City's Review Agents have reviewed the proposed CSM, and the Beloit Water Resources Division submitted a comment clarifying that the current parcel is not served with either water or sewer service.

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### Consistency with Comprehensive Plan and Strategic Plan:

The City's Comprehensive Plan recommends Single-Family Residential uses for the subject property. The proposed CSM is consistent with the Comprehensive Plan. Consideration of this request supports Strategic Goals #3 and #5 which are to create and sustain economic and residential growth, and to create and sustain high quality infrastructure and connectivity.

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### Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

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### Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached 2-Lot Certified Survey Map (CSM) for the property located at 106 Bluff Street, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds by December 31, 2017.

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**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Location & Zoning Map, CSM, and Application



# Location & Zoning Map

106 Bluff Street

CSM-2017-18



1 inch = 54 feet

0 5 10 20 30 Feet

## Legend

--- Proposed Lot Boundary

▨ Future Sign Placement

▭ City Limits

Map prepared by: Rudy Moreno, Planner II

Date: October 23, 2017

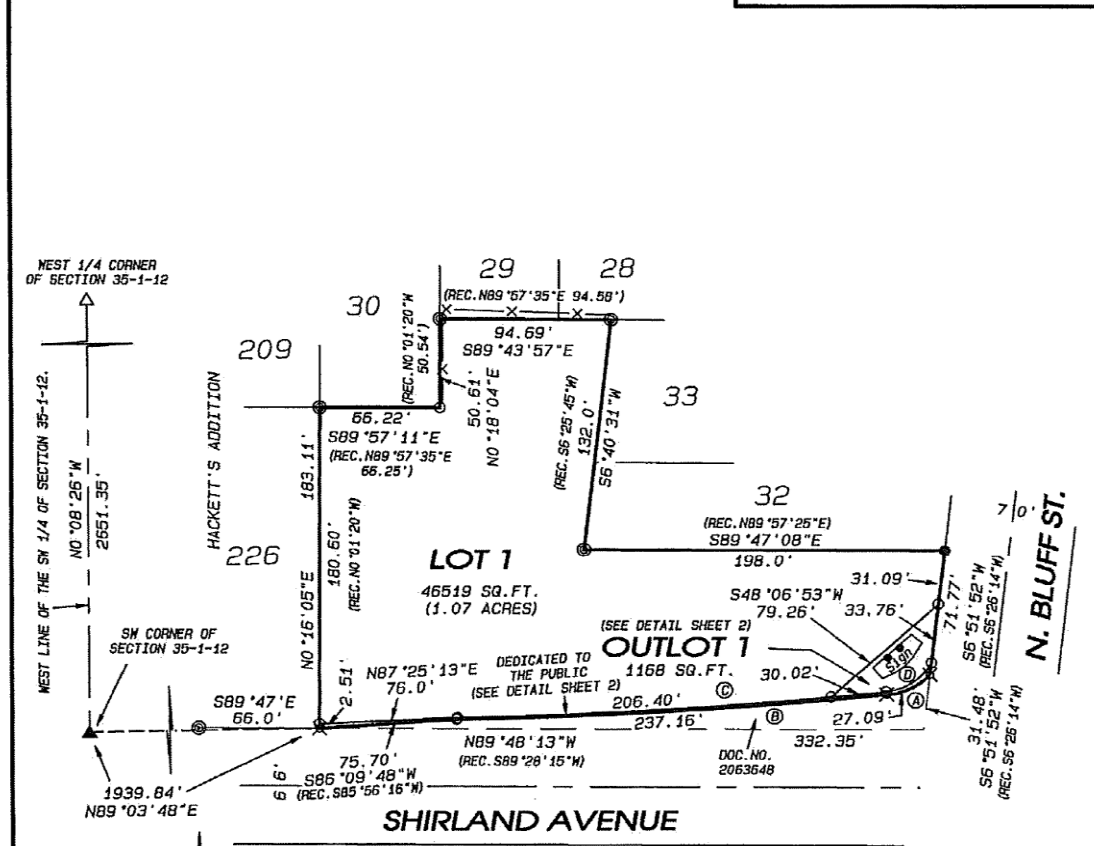
For: City of Beloit Planning & Building Services

Date of Aerial Photography: March 2011

# PLANNING & BUILDING SERVICES DIVISION

# CERTIFIED SURVEY MAP

PART OF LOT 31, HACKETT'S ASSESSOR'S PLAT, AND LOCATED IN GOVERNMENT LOT 4 OF FRACTIONAL SECTION 35, T.1N., R.12E. OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.



NORTH 1/4 CORNER OF SECTION 35-1-12

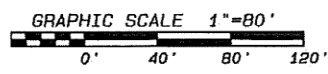
WEST LINE OF THE SW 1/4 OF SECTION 35-1-12.

HACKETT'S ADDITION

SW CORNER OF SECTION 35-1-12

SHIRLAND AVENUE

N. BLUFF ST.



<p><b>CURVE A</b>                  R=34.0'                  Δ=45°38'34"                  CHD=26.37' AT                  S64°58'27"W                  T=14.31'</p>	<p><b>CURVE B</b>                  R=2828.79'                  Δ=4°48'13"                  CHD=237.09' AT                  S86°38'23"W                  T=118.65'                  (REC. S86°24'51"W)</p>	<p><b>CURVE C</b>                  LOT 1                  R=2955.47'                  Δ=4°00'05"                  CHD=206.36' AT                  S86°45'41"W                  T=103.24'</p>	<p><b>CURVE C</b>                  OUTLOT 1                  R=2955.47'                  Δ=0°34'55"                  CHD=30.02' AT                  S84°28'11"W                  T=15.01'</p>
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<p><b>CURVE C</b>                  Overall                  R=2955.47'                  Δ=4°35"                  CHD=236.36' AT                  S86°28'14"W                  T=118.47'                  Arc=236.42'</p>	<p><b>CURVE D</b>                  R=32.50'                  Δ=55°02'20"                  CHD=30.03' AT                  S56°39'33"W                  T=16.93'</p>
--	--

- LEGEND:**
- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
  - ⊗ SET DRILLHOLE IN CONCRETE
  - FOUND 3/4" IRON PIN
  - ⊙ FOUND 1" IRON PIPE
  - △ FOUND MAG NAIL
  - ▲ SET PK NAIL
  - X— FENCE

**NOTES:**

FIELD WORK COMPLETED \_\_\_\_\_

A SURVEY BY ROBERT LEUENBERGER DATED OCTOBER 23, 2003 WAS USED IN RETRACING THE BOUNDARIES FOR THIS SURVEY.

ASSUMED N0°08'26"W ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 35-1-12.

Project No. 117 - 379 For: CITY OF БЕЛОIT SHEET 1 OF 4 SHEETS

**Combs & Associates**

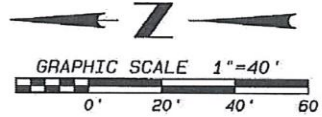
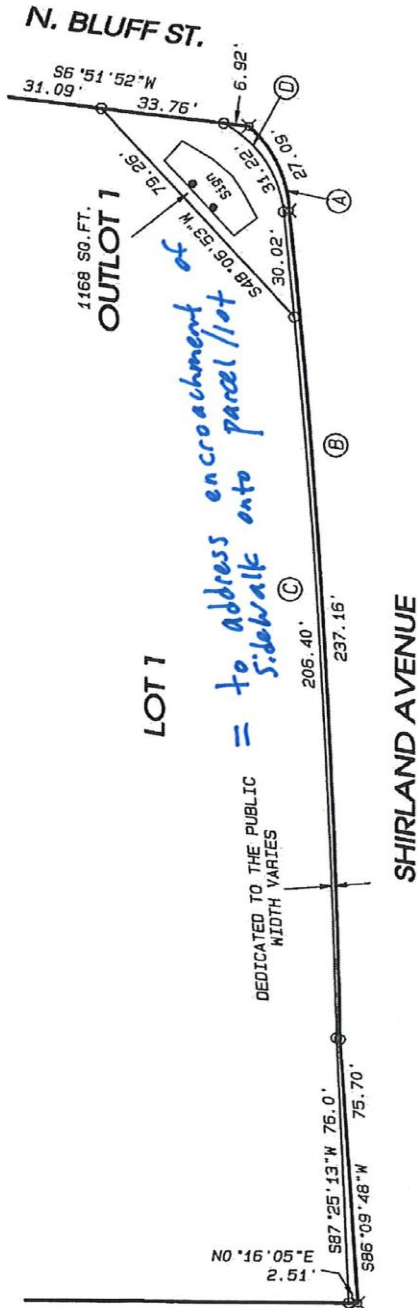
- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.  
 Janesville, WI 53548  
 www.combsurvey.com

tel: 608 752-0575  
 fax: 608 752-0534

# CERTIFIED SURVEY MAP

PART OF LOT 31, HACKETT'S ASSESSOR'S PLAT, AND LOCATED IN GOVERNMENT LOT 4 OF FRACTIONAL SECTION 35, T.1N., R.12E. OF THE 4TH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.



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- ✕ SET DRILLHOLE IN CONCRETE
- FOUND 3/4" IRON PIN
- ⊙ FOUND 1" IRON PIPE
- △ FOUND MAG NAIL
- ▲ SET PK NAIL
- X— FENCE

**Combs & ASSOCIATES**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.  
Janesville, WI 53548  
www.combssurvey.com

tel: 608 752-0575  
fax: 608 752-0534



**CITY of BELOIT**  
**Neighborhood Planning Division**

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

**Application for Review of a Minor Subdivision**

(Please Type or Print)

File Number: CSM-2017-18

1. Address of property: 106 Bluff Street

2. Tax Parcel Number(s): 13550320

3. Property is located in (circle one) City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie  
In the SW Quarter of Section 35, Township 1 North, Range 12 East of the 4th P.M.

4. Owner of record: City of Beloit Phone: \_\_\_\_\_  
100 State Street Beloit WI 53511  
(Address) (City) (State) (Zip)

5. Surveyor's name: Combs & Associates, Inc Phone: 608-752-0575  
109 W. Milwaukee Street Janesville WI 53548  
(Address) (City) (State) (Zip)

6. Number of new lots proposed with this land division is 1 outlot & 1 = 2 lot(s).

7. Total area of land included in this map: 1.11 Acres

8. Total area of land remaining in parent parcel: 0

9. Is there a proposed dedication of any land to the City of Beloit? No Yes - existing sidewalk

10. The present zoning classification of this property is: R1-B

11. Is the proposed use permitted in this zoning district: Yes

12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**

- Site Assessment Checklist; is required if the total area of CSM is over 5 acres. N/A
- Pre-application meeting; a pre-application meeting was held on 9/21/17 with City of Beloit Staff.
- Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance. N/A
- Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance. N/A
- Certified Survey Map; one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
(Signature of applicant) (Name of applicant) (Date)

This application must be submitted at least 21 days prior to the Plan Commission meeting date.

Review fee: <u>\$150 plus \$10 per lot</u>	Amount paid: <u>\$0</u>
Scheduled meeting date: <u>Nov. 8, 2017</u>	
Application accepted by: <u>Drew Pennington</u>	Date: <u>10/16/17</u>



## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** November 8, 2017

**Agenda Item:** 6

**File Number:** RPB-2017-08

**Applicant:** Wisconsin Power and Light Company  
**Owner:** City of Beloit

**Location:** 810 Pleasant Street

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### Request Overview/Background Information:

Wisconsin Power and Light Company has requested the review and approval of an Underground Electric Easement on a portion of the City-owned property located at 810 Pleasant Street as shown on attached Exhibit A.

---

### Key Issues:

- The proposed Underground Electric Easement will be a 40 foot by 120 foot area within the subject property; starting from the property boundary off the Pleasant Street right-of-way, the easement area will extend 40 feet to the west, and will extend 120 feet towards the south from the most northern boundary, as shown on attached Exhibit A.
- The proposed easement will provide Wisconsin Power and Light Company and its agents the right of reasonable ingress and egress to, over and across the City-owned land adjacent to the Easement Area.
- This easement is for underground electric line facilities, including but not limited to conduit, cables, above ground electric pad-mount transformers, secondary pedestals, riser equipment and other appurtenant equipment associated with underground electric line facilities.
- Wisconsin Power and Light Company will not have the right to construct or place fences, buildings or any other facilities other than the above Designated Facilities.
- The proposed easement will cover a portion of a proposed walkway and will surround the existing building on the subject property.

---

### Consistency with Strategic Plan:

- Consideration of this request supports City of Beloit Strategic Goal # 5, which is to create and sustain high quality infrastructure and connectivity. This proposed utility easement will help sustain city facilities and plan for future needs.

---

**Sustainability:** (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

---

### Staff Recommendation:

The Planning & Building Services Division recommends **approval** of an Underground Electric Easement on a portion of the City-owned property located at 810 Pleasant Street.

---

**Fiscal Note/Budget Impact:** N/A

---

**Attachments:** Location & Zoning Map, Easement Agreement, Exhibit A

# Location & Zoning Map



810 Pleasant Street

RPB-2017-08



1 inch = 27 feet  
0 4 8 16 24 Feet

## Legend

-  Proposed Electric Easement
-  Proposed UGD Cables
-  Parcel Boundaries

Map prepared by: Rudy Moreno, Planner II  
Date: October 27, 2017  
For: City of Beloit Planning & Building Services  
Date of Aerial Photography: March 2011

# PLANNING & BUILDING SERVICES DIVISION

Document No.

**EASEMENT UNDERGROUND  
ELECTRIC**

The undersigned Grantor, the City of Beloit, a Wisconsin municipal corporation, (hereinafter called the "Grantor"), in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto Wisconsin Power and Light Company, a Wisconsin corporation, (hereinafter called the "Grantee"), the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as indicated below, upon, in, over, through and across lands owned by the Grantor in the City of Beloit, County of Rock, State of Wisconsin, said Easement Area to be forty (40) and forty-five (45) feet in widths and described as follows:

**All that part of the Grantor's property which lies westerly of the westerly margin of Pleasant Street and easterly of the following described reference line. Commencing at the Northeast Corner of Lot 1, of Certified Survey Map Document Number 1640706, recorded on November 5, 2003, in Volume 26, Pages 344 - 349, of Certified Survey Maps of Rock County, Wisconsin, in the office of the Register of Deeds for Rock County, Wisconsin; thence Westerly, at a right angle to the westerly margin of said Pleasant Street, forty (40) feet to the Point of Beginning of said reference line; thence South 04°52'54" West, one hundred twenty (120) feet more or less and there terminating.**

The above description is to match the depiction on Exhibit "A", attached hereto and made a part hereof.

Being located within said Lot 1 which is located in part of Government Lot 5, in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 35, Town 1 North, Range 12 East of the 4<sup>th</sup> P.M., City of Beloit, Rock County, Wisconsin.

This Easement is subject to the following conditions:

1. **Designated Facilities:** This easement is for underground electric line facilities, including but not limited to conduit, cables, above ground electric pad-mount transformers, secondary pedestals, riser equipment and other appurtenant equipment associated with underground electric line facilities.
2. **Access:** The Grantee and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to the Easement Area.
3. **Buildings and Structures:** The Grantor agrees within the Easement Area not to construct or place additional buildings, structures, or other improvements, or place additional water, sewer or drainage facilities; all without the express written consent of the Grantee.
4. **Landscaping and Vegetation:** No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted. The Grantee has the right to trim or remove trees, bushes and brush within the Easement Area without replacement or compensation hereinafter. The Grantee may treat the stumps of any trees, bushes or brush to prevent re-growth and apply herbicides in accordance with applicable laws, rules and regulations, for tree and brush control.
5. **Elevation:** After the installation of the facilities and final grading of the Easement Area, the Grantor agrees not to alter the elevation of the existing ground surface by more than six (6) inches or place rocks or boulders more than eight (8) inches in diameter, within the Easement Area, without the express written consent of the Grantee.
6. **Restoration and Damages:** The Grantee shall restore, cause to have restored or pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than trees trimmed or cut down and removed), caused by the construction, maintenance or removal of said facilities.
7. **Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place fences, buildings or any other facilities other than the above Designated Facilities.
8. **Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.

Record this document with the Register of Deeds

Name and Return Address:

Alliant Energy  
Attn: Real Estate Department  
4902 North Biltmore Lane  
P.O. Box 77007  
Madison, WI 53707-1007

Parcel Identification Number(s)

13520395

9. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.

10. **Easement Brochure:** As provided by PSC 113, the Grantor shall have a minimum period of five days to examine materials approved or provided by the Public Service Commission of Wisconsin describing the Grantor's rights and options in the easement negotiating process. The Grantor hereby voluntarily waives the five day review period or acknowledges that they have had at least five days to review such materials.

WITNESS the signature(s) of the Grantor this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**City of Beloit, a Wisconsin municipal corporation**

\_\_\_\_\_(SEAL)  
Signature

\_\_\_\_\_(SEAL)  
Signature

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL)

**ACKNOWLEDGEMENT**

STATE OF WISCONSIN                    )  
  ) SS  
COUNTY OF ROCK                    )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named \_\_\_\_\_  
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Printed Name of Notary

Notary Public, State of Wisconsin

My Commission Expires (is) \_\_\_\_\_

This instrument drafted by

**Thomas J. Erstad**  
\_\_\_\_\_

**Jerry Lund**  
\_\_\_\_\_

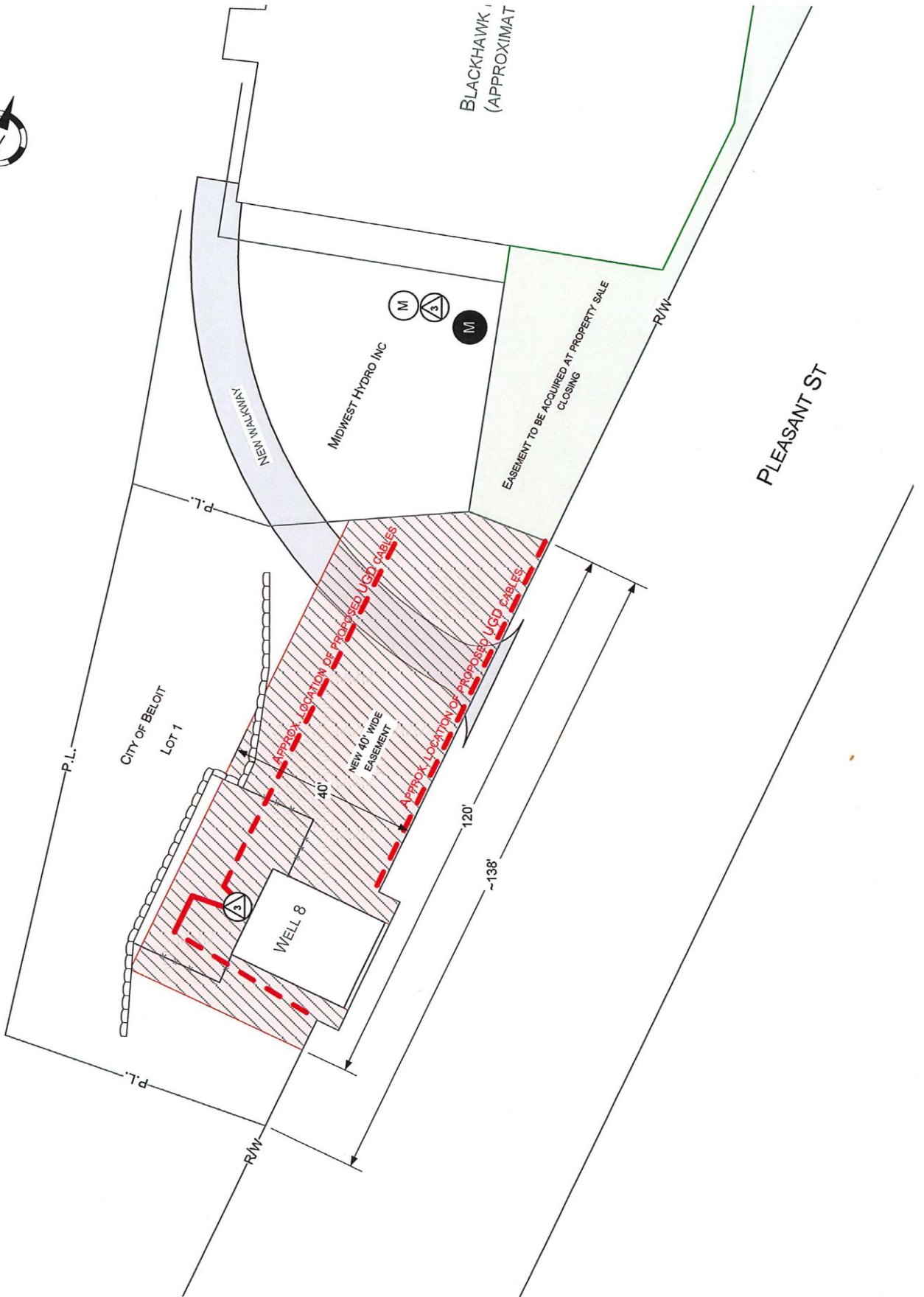
Checked by \_\_\_\_\_

Project Title:	Blackhawk Gen. Sta. OH to UG
ERP Activity ID:	4100098
Tract No.:	1 of 1
REROW #	





EXHIBIT A



## REPORT TO THE BELOIT CITY PLAN COMMISSION

---

**Meeting Date:** November 8, 2017

**Agenda Item:** 7

**File Number:** CU-2017-12

**Applicant:** Ed Mueller, Welders Supply Company

**Owner:** P & E Enterprises, LLC

**Location:** 704 Fourth Street

**Existing Zoning:** C-3, Community Commercial District

**Existing Land Use:** Office, Warehousing, & Storage

**Parcel Size:** 2.04 Acres

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### Request Overview/Background Information:

Ed Mueller, Welders Supply Company, has filed an application to amend an existing Conditional Use Permit to allow Industrial Service and Manufacturing uses in a C-3, Community Commercial District, for the property located at 704 Fourth Street.

---

### Key Issues:

- The applicant has proposed an outdoor CO<sub>2</sub> storage tank which will be used for industrial service manufacturing. The proposed uses will include gas cylinder refills and the production of dry ice.
- The applicant has proposed two possible sites for the placement of an outdoor CO<sub>2</sub> storage tank on the subject property. Both proposed locations will offer adequate room for freight vehicle maneuvering, storage tank refilling, and loading as shown on the attached site plan. At this point, the applicant has not specified which site will be selected.
- The proposed 30 ton VS-CO<sub>2</sub> storage tank would be situated outside, on a 10 foot by 14 foot concrete pad, near the building in which the manufacturing and storage will take place; this will allow indoor and outdoor distribution of CO<sub>2</sub> gas (see attached tank details).
- Depending on the location of the outdoor CO<sub>2</sub> storage tank, the dry ice slice line and CO<sub>2</sub> cylinder storage will be located within either building A or B as shown on the attached Location and Zoning Map (see the attached dry ice slice line details).
- On June 4, 2001, Beloit City Council approved a Conditional Use Permit (CUP) to allow warehousing of welding supplies and equipment, parking and storage of delivery vehicles, and administrative offices. As a condition of approval, any major changes in the adopted conditions or use of subject property require approval from the Plan Commission and City Council (see the attached Resolution). The proposed industrial service and manufacturing activities constitute a major change to the original CUP.
- The applicant plans on storing an additional commercial vehicle on the subject property for the transportation of dry ice.
- The attached Public Notice was sent to 14 nearby property owners. Planning staff received no comments about the proposed use.
- The City's Review Agents have reviewed the proposed CUP; the Beloit Fire Department submitted a comment suggesting the applicant provide proper labeling for Hazardous Materials Response and low oxygen monitoring within the production area. The applicant confirmed proper labeling and air monitoring will be provided.
- **Findings of Fact** - Based on Section 2-504 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:
  - a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
    - The proposed use would not be detrimental to public health, safety, morals, comfort, or general welfare; the gas that will be stored on the subject property is nonflammable, and the applicant was recently granted approval for the installment of a fence which will enclose the parking and storage area.
    - The outdoor gas storage tank will be placed within the fenced-in parking area, and will be located in close proximity of the building in which the refilling of cylinders and dry ice production will occur.
  - b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
    - This property already has a Conditional Use Permit for the warehousing of welding supplies and equipment, parking and storage of delivery vehicles and administrative offices.
    - The proposed outdoor storage tank is compatible with the conditions of the existing Conditional Use Permit; the proposed industrial service and manufacturing activity will occur indoors and will be out of public view.

- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
- The subject property is adequately screened from the residential area to the west, and the surrounding properties on the remaining sides of the subject property are a mix of commercial and manufacturing uses. The proposed uses will not significantly differ from the activities of the surrounding properties.
  - The current conditional use has been in place since 2001 and has not been diminished property values of the surrounding area. Furthermore, the applicant's proposed uses will not be visible from the surrounding area, as it will be indoors.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
- The surrounding area is fully developed.
- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
- The site layout of the proposed conditional use will not cause depreciation in property values in the immediate neighborhood. The only proposed exterior changes are the placement of a concrete pad and a gas storage tank which will be inconspicuously located next to an existing building on the subject property.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
- Adequate facilities and infrastructure are available to serve the proposed use.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
- As a condition of the approved CUP, access to the property is limited to St. Lawrence Avenue.
  - The applicant estimated the subject property currently dispatches around 3 deliveries per day and does not expect the proposed industrial service and manufacturing uses to result in a significant increase in traffic.
  - The applicant has chosen two possible locations that will offer adequate space for freight vehicle maneuvering and loading.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
- The proposed use will comply with all applicable regulations of the Zoning Ordinance.

---

#### **Consistency with Comprehensive Plan and Strategic Plan:**

The City's Comprehensive Plan recommends *Community Commercial Use* for the subject property. This request and the underlying C-3 zoning classification are consistent with this recommendation. Consideration of this request supports City of Beloit Strategic Goal #3, which is to create and sustain economic growth. This CUP amendment will allow an existing business to expand their services while retaining its current location.

---

#### **Sustainability:**

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

---

#### **Staff Recommendation:**

The Planning & Building Services Division recommends **approval** of an amend Conditional Use Permit to allow Industrial Service and Manufacturing uses in a C-3, Community Commercial District, for the property located at 704 Fourth Street, based on the above Findings of Fact and subject to the following conditions:

1. The conditions imposed on the applicant's 2001 CUP as amended remain in full force and effect.
2. The applicant shall obtain an Architectural Review Certificate and a Building Permit prior installing the outdoor gas storage tank.
3. 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.

---

**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Location & Zoning Map, Application, Details, 2001 CUP Resolution, Public Notice, and Mailing List.



# Location & Zoning Map




704 Fourth Street

CU-2017-12



1 inch = 54 feet  
0 510 20 30 Feet

## Legend

-  Proposed Storage Tank Locations
-  Existing Truck & Trailer Storage
-  12' by 60' Loading Space

Map prepared by: Rudy Moreno, Planner II  
Date: October 23, 2017  
For: City of Beloit Planning & Building Services  
Date of Aerial Photography: March 2011

# PLANNING & BUILDING SERVICES DIVISION



# CITY of BELOIT

## Planning and Building Services Division

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

### Conditional Use Permit Application

(Please Type or Print)

File Number: CU-2017-12

1. Address of subject property: 704 4th St
2. Legal description: Lot #1 of CSM DOC NO. B38446, VOLS, Pages 156-157  
If property has not been subdivided, attach a copy of the complete legal description from deed.  
Property dimensions are: \_\_\_\_\_ feet by \_\_\_\_\_ feet = \_\_\_\_\_ square feet.  
If more than two acres, give area in acres: \_\_\_\_\_ acres.
3. Tax Parcel Number(s): 1352-0210
4. Owner of record: P2E Enterprises Phone: 608-365-8825  
1627 Emerson St Beloit WI 53511  
(Address) (City) (State) (Zip)
5. Applicant's Name: Ed Mueller / Welders Supply  
704 4th St Beloit WI 53511  
(Address) (City) (State) (Zip)  
608-365-8825 / 608-751-3566 / Ed@Weldersupply.com  
(Office Phone #) (Cell Phone #) (E-mail Address)
6. All existing use(s) on this property are: warehousing, storing, of welding supplies and equipment, parking and storage of delivery vehicles & administrative offices
7. **THE FOLLOWING ACTION IS REQUESTED:**  
A Conditional Use Permit for: Welders supply to allow cylinder filling & Dry Ice manufacturing, NON-Flammable gases in a(n) C-3 Zoning District.

8. All the proposed use(s) for this property will be:

Principal use: Current use

Secondary use: cylinder filling & Dry Ice manufacturing (NON-Flammable gases)

Accessory use: \_\_\_\_\_

9. Project timetable: Start date: ASAP Completion date: \_\_\_\_\_

10. I/We) represent that I/we have a vested interest in this property in the following manner:

- Owner
- Leasehold, length of lease: \_\_\_\_\_
- Contractual, nature of contract: \_\_\_\_\_
- Other, explain: \_\_\_\_\_

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/We also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

[Signature] / ER Mueller / 10/13/17  
(Signature of Owner) (Print name) (Date)

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
(Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application, and all accompanying documents, to the Planning and Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

**To be completed by Planning Staff**

Filing fee: \$275.00 Amount paid: \$275 Meeting date: NOV. 8, 2017

No. of notices: \_\_\_\_\_ x mailing cost (\$0.50) = cost of mailing notices: \$ \_\_\_\_\_

Application accepted by: [Signature] Date: 10/13/17



**Welders Supply Company**

We propose to put in cylinder filling and dry ice Mfg at our 704 fourth st. location.

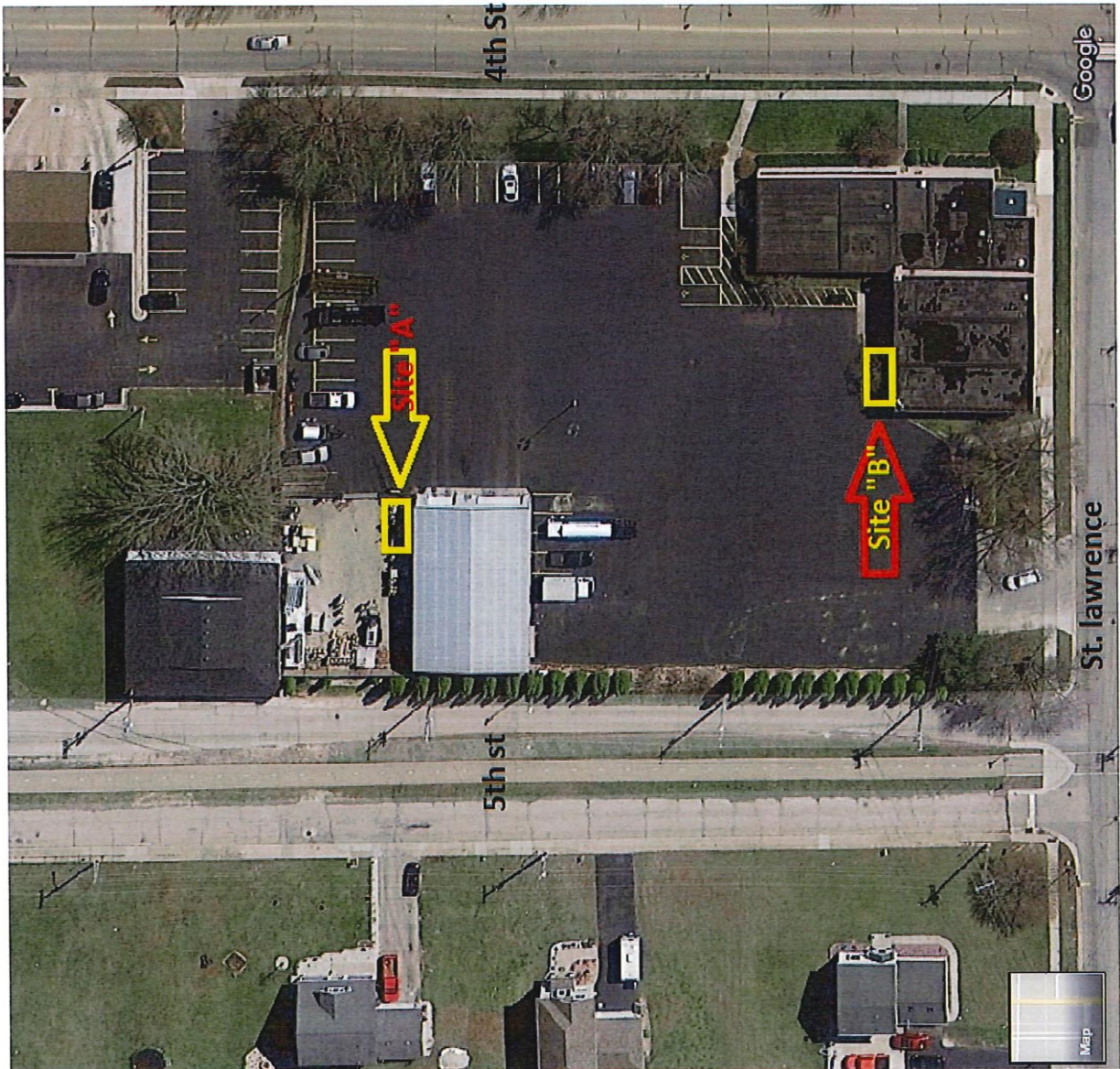
We are considering two sites at this location.

Both would require a cement pad to be installed.

Aprox: 10'x14'

A 30 ton Co2 storage tank and a pump would be located outside.

Inside either site would be cylinder filling equipment and dry ice production equipment.  
See attached.





# VSCO<sub>2</sub>

## VERTICAL BULK STATIONS

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Our VS-CO<sub>2</sub> Series of Bulk Carbon Dioxide Storage Tanks continues our pioneering of user-friendly engineered products. This design series offers strength and durability in an all-welded outer container, while maintaining lower life-cycle costs. Utilizing our composite insulation system along with superior vacuum technology, we are able to offer:

- An ultra-low heat leak, eliminating the need for a costly refrigeration system in most applications.
- No costly down time to refurbish water-soaked or deteriorated foam insulation.

Every VS-CO<sub>2</sub> pressure vessel is manufactured, tested and stamped in accordance with the latest edition of the ASME Boiler and Pressure Vessel Code, Section VIII, Division I, using SA612 normalized steel. Our VS-CO<sub>2</sub> Bulk Stations are equipped with an internal cleaning system operated externally, eliminating the need for costly manways.

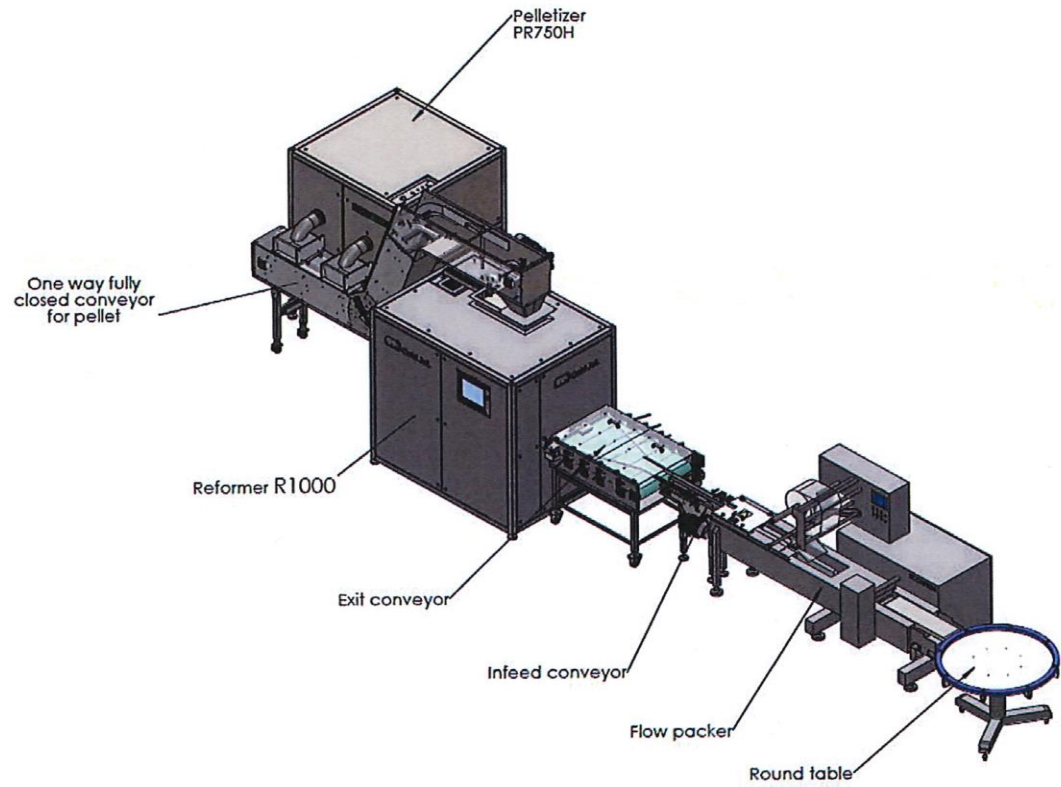
### PRODUCT HIGHLIGHTS

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- Stainless-steel piping for greater strength and durability
- Stainless steel ball valves standard on all fill and process lines
- Minimum number of piping joints, reducing potential piping leaks and maintenance costs
- CGA fill and return fittings with drain valves standard on all models
- Optimum piping design results in flexible equipment connection
- Dual regulator system standard, eliminating any safety concerns
- Pressure Building and Vaporizer options available, inquire with Chart for more details
- Interchangeable gauge systems with a choice of analog or digital telemetry capable systems are available with flexible stainless-steel interconnecting lines
- Refrigeration systems including internal coil available as options



## 2. LAYOUT CONCEPT



FILE # <u>7946</u>
JUN 4 2001
CITY OF БЕЛОIT CITY CLERK

**AMENDED  
RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT  
TO ALLOW WAREHOUSING OF WELDING SUPPLIES AND EQUIPMENT,  
PARKING AND STORAGE OF DELIVERY VEHICLES AND ADMINISTRATIVE  
OFFICES ON PROPERTY LOCATED AT 704 FOURTH STREET  
IN A C-3, COMMUNITY COMMERCIAL DISTRICT**

**WHEREAS**, the application of Welders Supply Company for a Conditional Use Permit to allow warehousing of welding supplies and equipment, parking and storage of delivery vehicles and administrative offices on property located at 704 Fourth Street in a C-3, Community Commercial District, having been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication on file in the office of the City Clerk.

**NOW THEREFORE IT IS HEREBY RESOLVED** that the City Council of the City of Beloit, Rock County, Wisconsin does hereby grant a Conditional Use Permit to allow warehousing of welding supplies and equipment, parking and storage of delivery vehicles and administrative offices on property located in the C-3, Community Commercial District, for the following described premises:

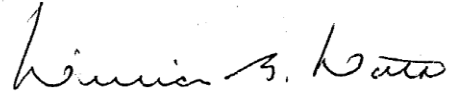
Lot 1 of CSM Document No. 838446, recorded in Volume 5 on pages 156 and 157 of Certified Survey Maps of Rock County, Wisconsin (commonly known as 704 Fourth Street, Tax Parcel No. 1352-0210)

As a condition of granting the Conditional Use Permit, the City Council does hereby stipulate the following conditions and restrictions upon the Conditional Use which are hereby deemed necessary for the public interest:

1. Submittal of a revised site plan showing a ~~30~~ 10-foot setback along Fifth Street for the new building.
  - The revised site plan shall include landscaping consisting of ~~22~~, six-foot evergreen trees located 10 feet on center within the ~~30~~ 10-foot setback buffer.
  - ~~The applicant shall also install a six-foot high sight-obscuring fence at the 30-foot setback line, extending from a point 30 feet north of the sidewalk along St. Lawrence to the southwest corner of the new building.~~
  - The applicant shall install a weed barrier at the base of each tree that will be covered with mulch material or stone chips.
  - The revised site plan shall be reviewed as part of the development plan review process prior to permits being issued for the proposed accessory building and loading dock.
2. Access to the property shall be limited to St. Lawrence Avenue. The applicant shall receive prior approval from the City Engineer prior to altering or modifying any curb cuts.
3. Any major changes in the adopted conditions or use of subject property shall be approved by the Plan Commission and the City Council. Minor changes may be approved administratively by the Neighborhood Planning Division

CU-01-05, 704 Fourth Street

Adopted this 4th day of June, 2001



William B. Watson, Council President

ATTEST:



Carol S. Alexander, CMC,  
City Clerk



COMMUNITY DEVELOPMENT DEPARTMENT

**NOTICE TO THE PUBLIC**

October 27, 2017

To Whom It May Concern:

Ed Mueller, Welders Supply Company, has filed an application to amend an existing Conditional Use Permit to allow Industrial Service and Manufacturing activity in a C-3, Community Commercial District, for the property located at:

**704 Fourth Street**

The applicant has proposed two possible locations for the placement of an outdoor CO2 storage tank, which will be used for indoor cylinder refilling and dry ice production. At this point, the applicant has not specified which two proposed site will be selected. Both Industrial Service and Manufacturing uses in a C-3 district requires an approved Conditional Use Permit.

On June 4, 2001, Beloit City Council approved a Conditional Use Permit to allow warehousing of welding supplies and equipment, parking and storage of delivery vehicles and administrative offices. As a condition of the approved CUP, any major changes in the adopted conditions or use of subject property shall be approved by the Plan Commission and the City Council. The addition of an outdoor storage tank and manufacturing activities constitutes a major change to the approved CUP.

The following public hearings will be held regarding this proposed Conditional Use Permit:

**City Plan Commission:** Wednesday, November 8, 2017, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**City Council:** Monday, November 20, 2017, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.**

**We are interested in your opinion.**

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

*For additional information, please contact Rudy Moreno, Planner II, in the Planning & Building Services Division at (608) 364-6708 or [morenor@beloitwi.gov](mailto:morenor@beloitwi.gov). Comments will be accepted via telephone, email, and U.S. Mail.*

CU-2017-12, 704 Fourth Street, Outdoor and Indoor tank Storage (Conditional use)



HENDRICKS COMMERCIAL PROPERTIES  
LLC  
525 THIRD ST STE 300  
BELOIT, WI 535116211

P & E ENTERPRISES LLC  
P O BOX 875  
BELOIT, WI 535120875

MCBAIN ENTERPRISES INC  
2951 KENNEDY DR  
BELOIT, WI 53511

DENNIS ROIDT  
156 ST LAWRENCE AVE  
BELOIT, WI 53511

C & N W RR  
RM 325 WOODMEN TOWER  
OMAHA, NE 68179

FIRST AMERICAN CREDIT UNION  
1982 CRANSTON RD  
BELOIT, WI 53511

JAGGER BAY PROPERTIES LLC  
250 GARDEN LN STE 200  
BELOIT, WI 53511

PETER GABRIELE  
547 E GRAND AVE  
BELOIT, WI 535110281

GENARO GILES  
716 FIFTH ST  
BELOIT, WI 53511

SANDRA HINTZ  
720 FIFTH ST  
BELOIT, WI 53511

JOHN & STACY CROMWELL  
2036 MERIDITH DR  
BELOIT, WI 535112730

C/O PETER GABRIELE DOMLAPAL  
ENTERPRISES LLC  
547 E GRAND AVE  
BELOIT, WI 53511

EUGENE R & TERESA J KAYE  
410 BLUFF ST  
BELOIT, WI 53511

JOHN P SCHNEIDER LLC  
4123 TERMINAL DR  
MC FARLAND, WI 53558