



MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, July 19, 2017 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the July 5, 2017 Meeting**
3. **Extraterritorial Certified Survey Map – 4097 S. Gesley Road – Town of Beloit**
Review and consideration of a Two-Lot Certified Survey Map for 4097 S. Gesley Road in the Town of Beloit
4. **Conditional Use Permit – 3150 Kettle Way – Kettle Foods**
Public hearing, review and consideration of a Conditional Use to allow its exhaust stack to be extended to 101 feet in an M-2, General Manufacturing District, for the Kettle Foods building located at 3150 Kettle Way
5. **Conditional Use Permit – 1895 Gateway Boulevard – G5 Brewing Company**
Public hearing, review and consideration of a Conditional Use to allow a bar/restaurant with an outdoor seating area and to allow indoor and outdoor sales, possession, and consumption of alcohol, in an M-1, Limited Manufacturing District, for the proposed microbrewery to be located at 1895 Gateway Boulevard
6. **Status Report on Prior Plan Commission Items**
7. **Adjournment**

If you are unable to attend this meeting, please contact Amber in the Community Development Department at 364-6650 **no later than 4:00 PM the day before the meeting.**

Notice Mailed: July 14, 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, July 5, 2017 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit

1. Call to Order and Roll Call

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

2. Approval of the Minutes of the June 21, 2017 Meeting

Commissioner Haynes moved to approve the minutes from the June 21, 2017 meeting. Commissioner Ruster seconded the motion. The motion passed, voice vote.

3. Architectural Review Exception – 1344 E Grand Avenue – Turtle Tap

Public hearing, review and consideration of an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow the use of metal materials on more than 25 percent of an exterior wall on a non-industrial building for the property located at 1344 E Grand Avenue

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Ruster asked if there was an alternative maintenance-free material that could be used and if this material would be more expensive than the metal siding. Ms. Christensen stated they could do vinyl siding which would be cheaper than the metal siding. Commissioner Finnegan stated that the metal won't take a beating like the vinyl will, but it will look bad.

Commissioner Faragher asked why they would want to use steel and if it had better durability. Commissioner Finnegan said that it is in the back so no one will really see it, but if they start in the back of the building with metal, they will want to match it up with the rest of the building at a future date.

Commissioner Haynes moved to approve the motion. Commissioner Weeden seconded the motion. The motion failed, voice vote.

4. **Sale of Land for Right-of-Way Purposes and a Temporary Limited Easement**

Review and consideration of the sale of land for right-of-way purposes and the granting of a Temporary Limited Easement over City-owned property located at 2001 Gateway Boulevard

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation.

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

5. **Status Report on Prior Plan Commission Items**

The City Council approved the 640 Bluff Street Conditional Use Permit, and the Community Development Authority (CDA) purchased 311 Locust Street, the house directly behind 640 Bluff Street. The City has Neighborhood Stabilization Program (NSP) funds which can be utilized to demolish it, and the owner of 640 Bluff Street, Luther Ledic, has expressed interest in purchasing it.

Beloit Memorial High School Campus Master Plan will be considered by the School Board by the end of July. The City will be holding a joint City Council-School Board meeting to talk about Fourth Street and the Campus Master Plan. The School District intends to hold the next neighborhood meeting on the reuse of Kolak in August.

6. **Adjournment**

The meeting adjourned at 7:43pm.

Minutes respectfully submitted by Amber DesRoberts.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: July 19, 2017

Agenda Item: 3

File Number: CSM-2017-13

Applicant: R.H. Batterman and Co., Inc.

Owner: Larry & Patti Anderson

Location: 4097 South Gesley Road

Existing Zoning: A-2, General Agricultural District

Existing Land Use: Residential

Total CSM Area: 52.702 AC

Request Overview/Background Information:

R.H. Batterman and Co., Inc., on behalf of Larry & Patti Anderson, has submitted an Application for the Review of a Minor Subdivision and a 2-Lot Certified Survey Map (CSM) for the property located at 4097 South Gesley Road, in the Town 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 of Beloit's extraterritorial jurisdiction where there is no dedication of land to the City.

Key Issues:

- The applicant would like to adjust the lot line between Lots 1 & 2, located at 4097 South Gesley Road, in order to construct a single family residence on Lot 1. Lot-1 is currently vacant, and Lot-2 currently has an existing single family residence. These two lots have a combined area of 52.702 acres
- Both lots are currently zoned A-2, General Agricultural District, and the zoning will remain the same.
- The proposed line adjustment would decrease the acreage of Lot-1 from 15.069 acres to approximately 14.617 acres. Lot-1 will have 100 feet of frontage off the right-of-way where South Gesley Road ends.
- The proposed line adjustment would increase the acreage of Lot-2 from 37.633 acres to approximately 38.085 acres. Lot-2 will have 503 feet of frontage off South Gesley Road.
- There is a proposed 65 ft. wide utility easement that would run above the southern boundary of Lot-1.
- The City's Review Agents have reviewed the proposed CSM and have not submitted any objections.
- The application and proposed CSM are attached for your review.

Consistency with Comprehensive Plan and Strategic Plan:

The subject property is outside of the Future Land Use Map area and therefore does not have a recommended land use.

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 the attached 2-Lot Certified Survey Map (CSM) for the property located at 4097 South Gesley Road, in the Town 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.

Fiscal Note/Budget Impact: N/A

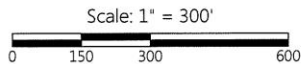
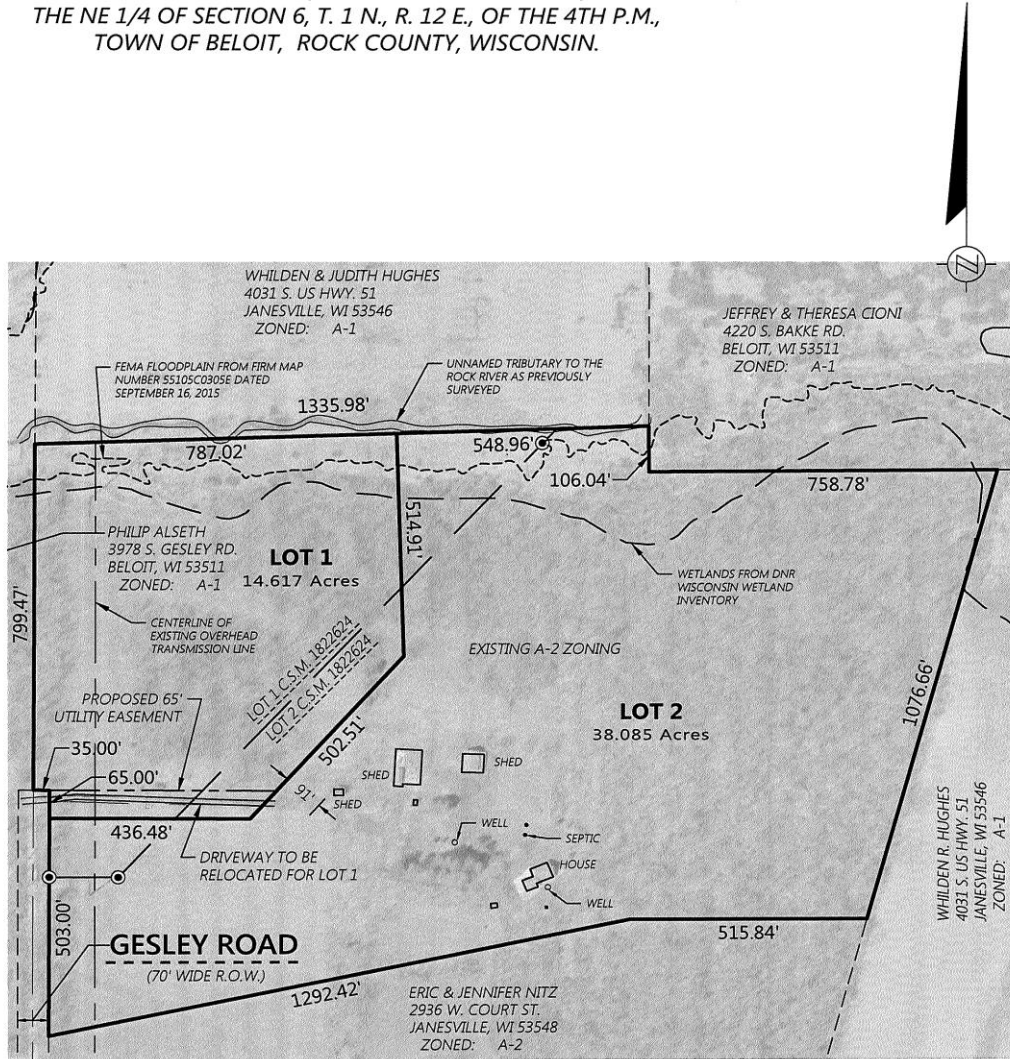
Attachments: Location Map, CSM, Application, and Resolution

Property Was Not Visible on ArcGIS



PRELIMINARY CERTIFIED SURVEY MAP

OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1822624, RECORDED IN VOLUME 32 ON PAGES 67-70, SITUATED IN PART OF OUTLOT 2 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT, ALL BEING PART OF THE NE 1/4 OF THE NE 1/4, PART OF NW 1/4 OF THE NE 1/4, PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 6, T. 1 N., R. 12 E., OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.



MONUMENT KEY

- Iron Rebar Set
3/4" x 24" (1.5 Lbs./Ft.)
- ⊙ 3/4" Iron Rebar Found
- (XXX.XX) Record Information

<p>ORDER NO: 32738 BOOK: SEE FILE FIELD CREW: JDT DRAWN BY: KJB DATE: June 21, 2017</p>	<p>FOR THE EXCLUSIVE USE OF: LARRY M. & PATTI L. ANDERSON 4097 S. GESLEY ROAD BELOIT, WI 53511</p>	<p>Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com</p>	
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File Name: J:\32700-32799\32738 - Patti Anderson\SURVEY\RHB DRAWING FILES

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-2017-13

1. Address of property: 4097 S. Gesley Rd. & Vacant
2. Tax Parcel Number(s): 6-2-54.02 & 6-2-54.01
3. Property is located in (circle one): City of Beloit or Town of: Turtle; Beloit; Rock or LaPrairie
 In the NE Quarter of Section 6, Township 1 North, Range 12 East of the 4th P.M.
4. Owner of record: Larry M. & Patti L. Anderson Phone: 608-365-2645
4097 S. Gesley Rd. Beloit WI 53511
(Address) (City) (State) (Zip)
5. Surveyor's name: R.H. Batterman & Co., Inc. Phone: 608-365-4464
2857 Bartells Dr. Beloit WI 53511
(Address) (City) (State) (Zip)
6. Number of new lots proposed with this land division is 0 (Lot Line Adjustment) lot(s).
7. Total area of land included in this map: 52.702 Acres
8. Total area of land remaining in parent parcel: 0 (Lot Line Adjustment)
9. Is there a proposed dedication of any land to the City of Beloit? No
10. The present zoning classification of this property is: A-2
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.
- Pre-application meeting;** a pre-application meeting was held on June 29th with City of Beloit Staff.
- Developer's Statement;** as required by section 12.02(7) of the Subdivision Ordinance.
- Phase One Environmental Assessment;** as per section 12.05(1)(c) of the Subdivision Ordinance.
- 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.

Larry M. Anderson Patti L. Anderson LARRY M. ANDERSON 1 6-27-2017
(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>\$170.00</u>
Scheduled meeting date: <u>7/19/17</u>	
Application accepted by: <u>Ruby Mours</u>	Date: <u>6/29/17</u>

**RESOLUTION
APPROVING A 2-LOT CERTIFIED SURVEY MAP
FOR THE PROPERTY LOCATED AT
4097 SOUTH GESLEY ROAD**

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 extraterritorial jurisdiction of the City; and

WHEREAS, the attached 2-lot Certified Survey Map for the property located at 4097 South Gesley Road in the Town of Beloit, containing 52.702 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

WHEREAS, the City Plan Commission of the City of Beloit has reviewed the attached 2-lot Certified Survey Map, which pertains to the following described land:

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1822624,
RECORDED IN VOLUME 32 ON PAGES 67-70, SITUATED IN PART OF
OUTLOT 2 OF THE ASSESSOR’S PLAT OF THE TOWN OF БЕЛОIT, ALL
BEING PART OF THE NE ¼ OF THE NE ¼, PART OF NW ¼, PART OF SW
¼ OF THE NE ¼ AND PART OF THE SE ¼ OF THE NE ¼ OF SECTION 6,
T. 1 N., R. 12 E., OF THE 4TH P.M., TOWN 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 2-lot Certified Survey for the property located at 4097 South Gesley Road in the Town 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.

Adopted this 19th day of July, 2017.

James Faragher, Plan Commission Chairman

ATTEST:

Julie Christensen,
Community Development Director

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: July 19, 2017

Agenda Item: 4

File Number: CU-2017-10

Applicant: Torrey Harding

Owner: S-L Snacks WI, LLC

Location: 3150 Kettle Way

Existing Zoning: M-2, General
Manufacturing District

Existing Land Use: Manufacturing

Parcel Size: 12.22 Acres

Request Overview/Background Information:

Torrey Harding, S-L Snacks WI, LLC, has filed an application for a Conditional Use Permit to allow its exhaust stack to be extended to 101 feet in an M-2, General Manufacturing District, for the Kettle Foods building located at 3150 Kettle Way.

Key Issues:

- The applicant has proposed extending the height of the kettle cooker exhaust stack from 76 feet to 101 feet in order to meet Wisconsin Department of Natural Resources (WDNR) air quality requirements.
- The maximum height for a building in an M-2, General Manufacturing District, is 75 feet; however, the maximum height restrictions can be exceeded through the Conditional Use Permit process.
- The applicant would also like to install on-site fencing in two areas in order to satisfy WDNR requirements to restrict public access from any areas where a 24-hour threshold of particulate matter could be exceeded, given the right production and weather conditions. The proposed fenced-in areas would be located on 3150 & 3125 Kettle Way.
- The proposed 4 foot high fence on 3125 Kettle Way, starting from the west edge of the driveway across the street, will start 18 inches from the sidewalk and extend 40 feet north, 245 feet east, 40 feet south, and then will connect back to the starting point. The south side of the fence will remain 18 inches from the sidewalk.
- The proposed 4 foot high fence on 3150 Kettle Way will start from the edge of the driveway and next to the property line near Kettle Way. This proposed fence enclosure would be approximately 58.5 feet by 220 feet with part of the perimeter being provided by the building wall. Per section 8-300(q) of the Zoning Code, no portion of any fence may extend into or overhang any property line, public right-of-way or public land.
- The attached Public Notice was sent to one nearby property owner. Planning staff did not receive comments about the proposed use.
- **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 should meet WDNR air quality requirements and restrict public access to potentially harmful particulate matter during production.
 - The exhaust stack is located on the building and is not accessible to the general public. However, its proximity to the Beloit Airport may have to comply with FAA regulations if the exhaust stack height is increased.
 - This conditional use will help improve public health, safety, comfort, and general welfare, so long as the exhaust stack height extension complies with FAA requirements.
 - b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
 - It would not be injurious to the use and enjoyment of properties in the immediate vicinity. The surrounding properties, with the exception of the adjacent property to the south, are within the Business Park and are zoned M-2, General Manufacturing District, which is consistent with the Beloit Comprehensive Plan.
 - Traffic, noise, glare, and other attributes associated with the existing manufacturer use are not expected to increase as a result of this conditional use.
 - c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - It should not diminish or impair property values within the neighborhood of the subject property because the proposed changes are relatively minor. Also, the conditional use will not change the activity on the subject property.
 - This conditional use is expected to have a positive on impact the immediate air quality and public health.

- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - The surrounding properties are zoned M-2, General Manufacturing, and the subject property is used for manufacturing. The establishment of the conditional use will not impede nearby development.
- 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 proposed site layout would not make any significant exterior changes to the architectural design that would make it dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood.
- 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 already available to serve the proposed use. There will not be any changes to utilities, access roads, drainage or other necessary facilities.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The subject property already includes adequate off-street parking and is not expected to cause traffic congestion.
- 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 *Business Park uses* as the most appropriate for the subject property. This request and the underlying M-2 zoning classification are consistent with this recommendation. Consideration of this request supports Strategic Goal #3 – to create and sustain economic and residential growth.

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 a Conditional Use Permit to allow its exhaust stack to be extended to 101 feet in an M-2, General Manufacturing District, for the Kettle Foods building located at 3150 Kettle Way, based on the above Findings of Fact and subject to the following conditions:

1. Fences may be constructed on private property and shall not be located on the right-of-way. The fence line shall include perennial plantings.
2. Applicant shall coordinate with the FAA regarding the height of the exhaust stack and its proximity to the Beloit Airport.
3. The applicant shall obtain a Building Permit prior to beginning construction of this project.
4. 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.

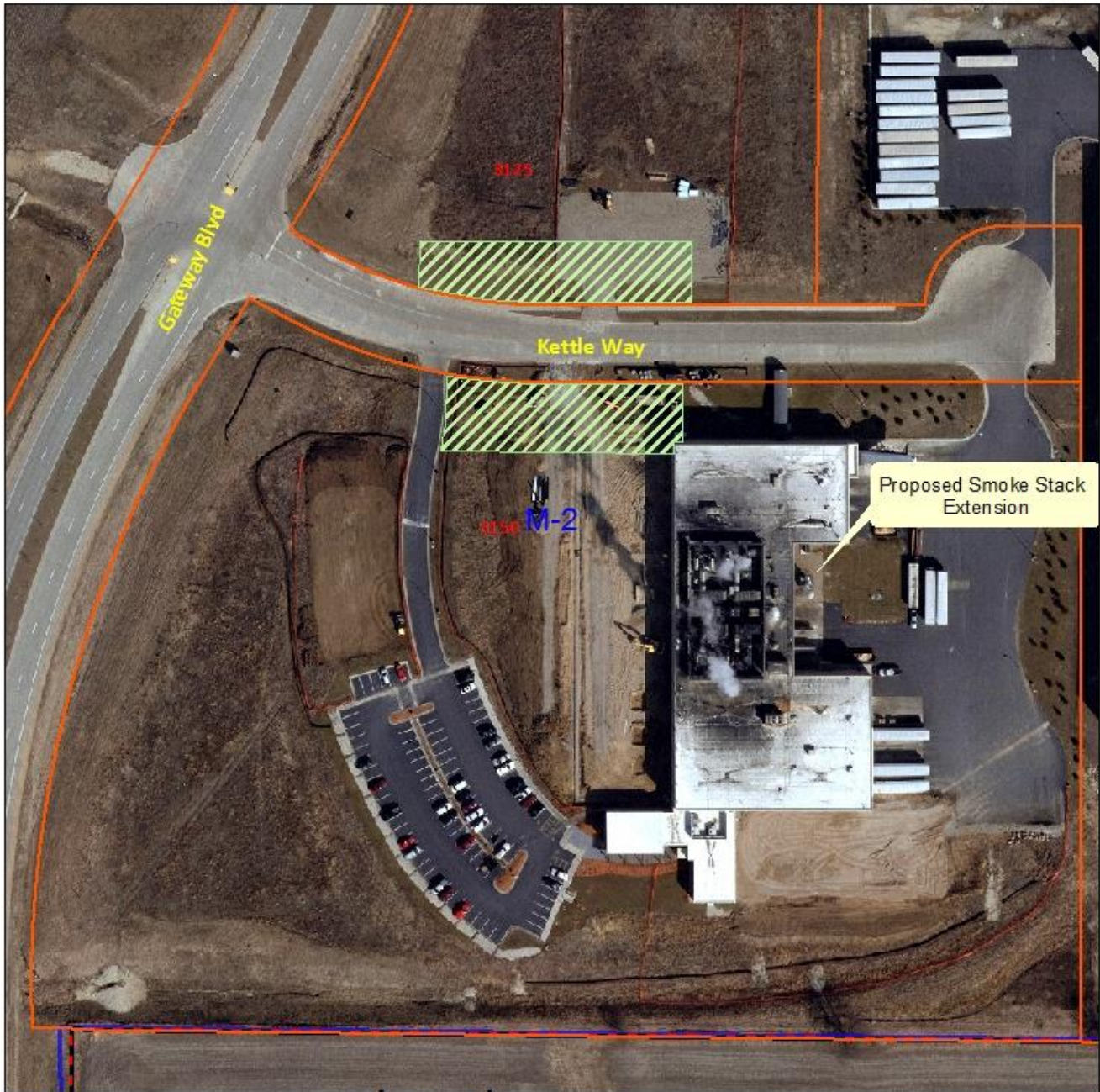
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Application, Site Plan, WDNR Documents, Photos, Public Notice, and Mailing List.

Location & Zoning Map

3150 Kettle Way

CU-2017-10




Legend



1 inch = 128 feet

0 1530 60 90 Feet

 Proposed Fenced Areas

 COB Parcels

 City Limits

Map prepared by: Rudy Moreno

Date: June 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-P-2017-10

1. Address of subject property: 3150 Kettle Way, Beloit, WI 53511
2. Legal description: Lot 46, Gateway Business Park Final Plat No. 2, City of Beloit, County of Rock, State of Wisconsin

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: 12.2 Acres _____ acres.

3. Tax Parcel Number(s): 206-23222000

4. Owner of record: S-L Snacks WI, LLC Phone: _____

13515 Ballantyne Corporate Place, Charlotte, NC 28277

(Address)

(City)

(State)

(Zip)

5. Applicant's Name: Torrey Harding

3150 Kettle Way

Beloit

WI

53511

(Address)

(City)

(State)

(Zip)

209-461-7315

/ 209-337-5897

/ THarding@snyderslance.com

(Office Phone #)

(Cell Phone #)

(E-mail Address)

6. All existing use(s) on this property are: Potato Chip Manufacturing

7. **THE FOLLOWING ACTION IS REQUESTED:**

A Conditional Use Permit for: Exhaust stack height extension from 76' to 101' - Air Quality
and on-site fencing in a(n) M2 Zoning District.

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

Principal use: Exhaust stacks from kettle cooker operations. Kettles are used to fry potato chips
and other chip like products.

Secondary use: Manufacturing of potato chips and chip products.

Accessory use: _____

9. Project timetable: Start date: July 2017 Completion date: October 2017

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.

Torrey Harding / TORREY HARDING / 6/8/17
(Signature of Owner) (Print name) (Date)

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

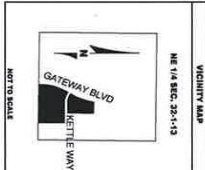
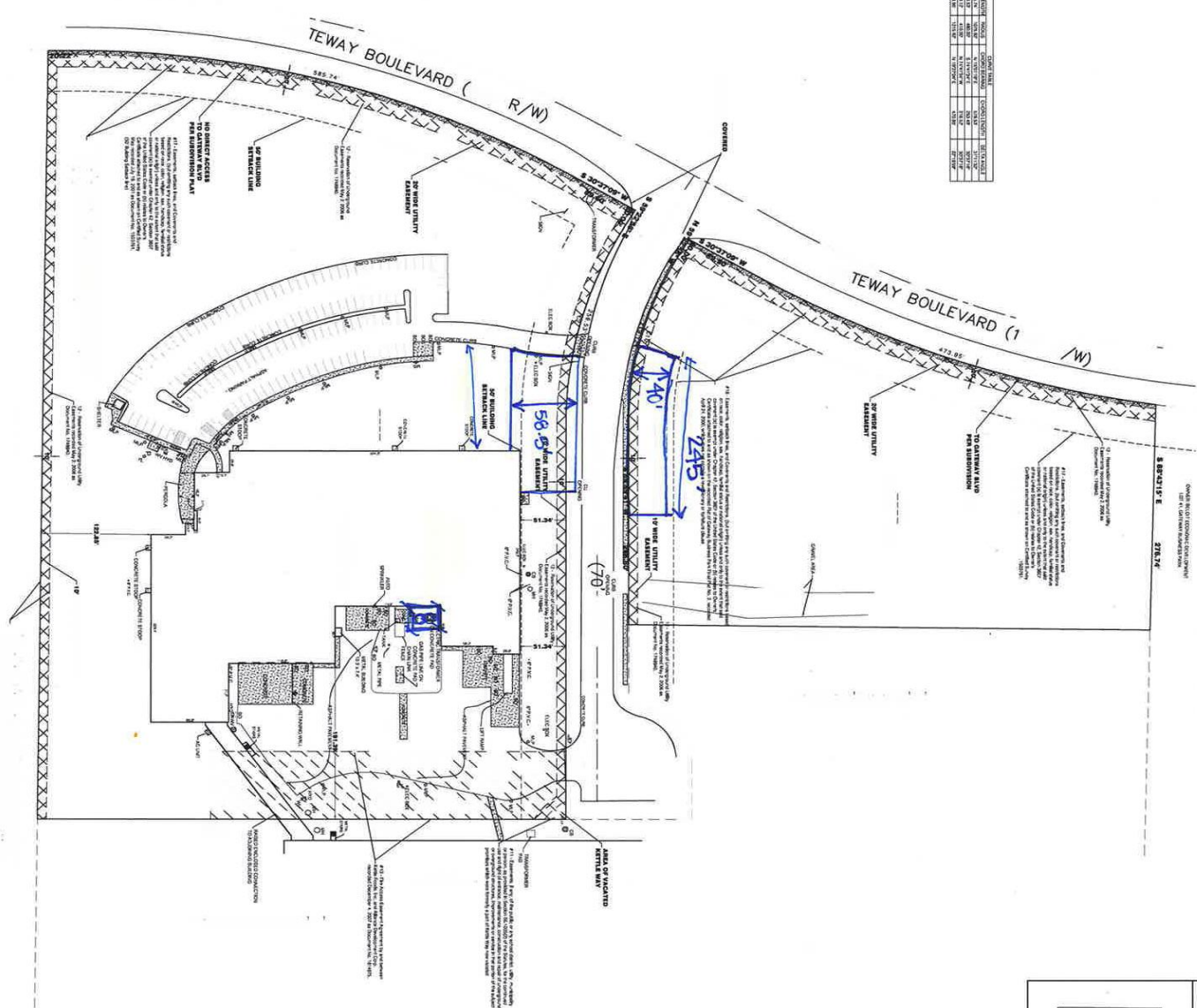
In order for your request to be heard and considered in a timely manner, you must submit the completed application, and all accompanying documents, to the Planning and Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

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.

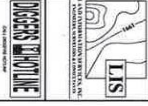
To be completed by Planning Staff		
Filing fee: \$275.00	Amount paid: <u>\$275.⁰⁰</u>	Meeting date: <u>July 19, 2017</u>
No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: <u>Drew Pennington</u>		Date: <u>6/21/17</u>

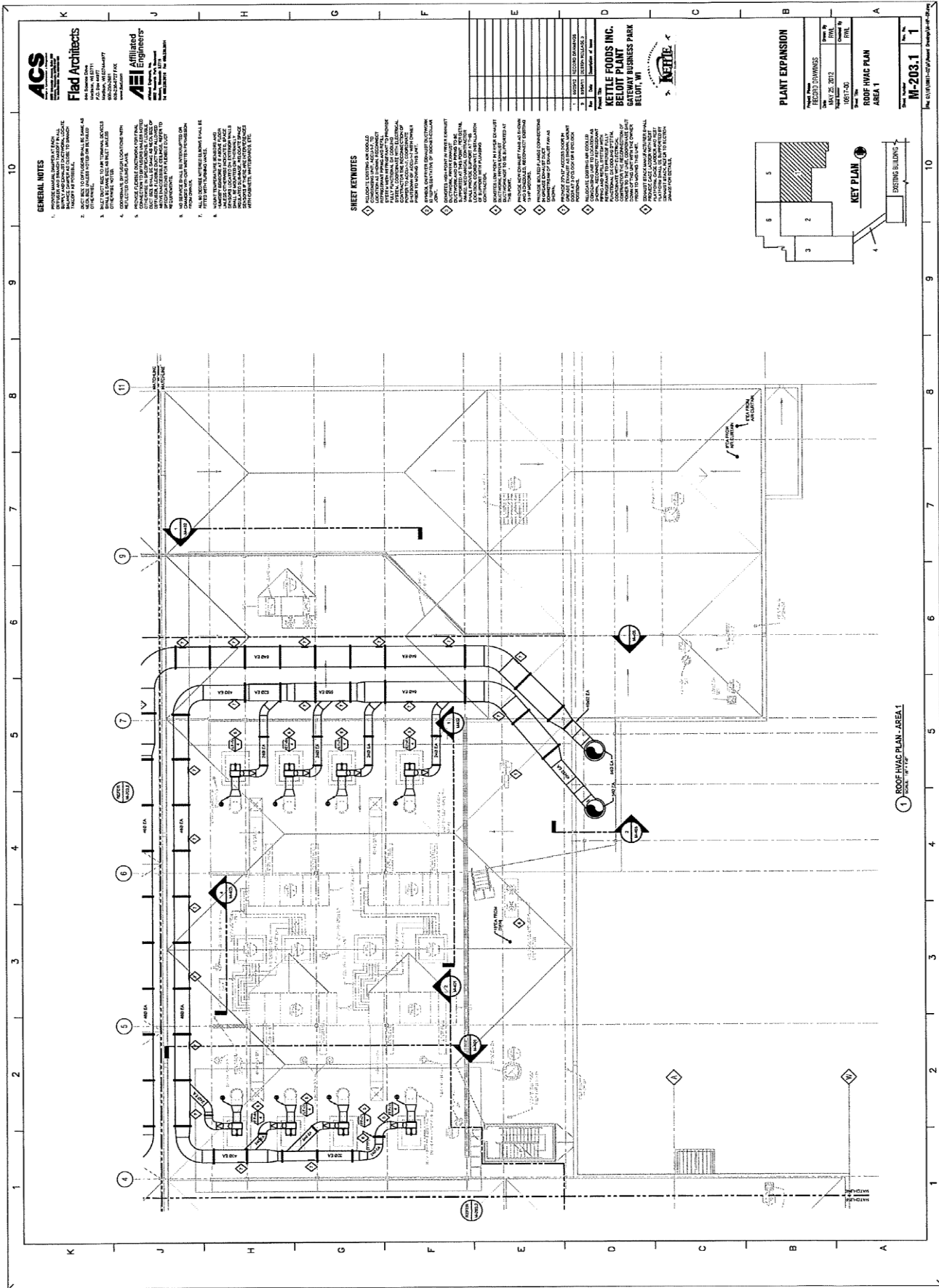
LOCAL DESCRIPTION	
1	EXISTING BUILDING
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NO.	DESCRIPTION	DATE	BY	CHKD BY
1	PREPARED	11/15/10
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ALTA / ACSM LAND TITLE
3150 KETTLE WAY
3125 KETTLE WAY
 BELOIT, WISCONSIN





GENERAL NOTES

1. REFER TO SHEET 10-1 FOR THE GENERAL NOTES TO THE ROOF HVAC PLAN. THE ROOF HVAC PLAN IS TO BE CONSIDERED AS A PART OF THE ROOF HVAC PLAN. THE ROOF HVAC PLAN IS TO BE CONSIDERED AS A PART OF THE ROOF HVAC PLAN.
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SHEET KEYNOTES

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PLANT EXPANSION

RECORD DRAWING

DATE: 08-11-2010

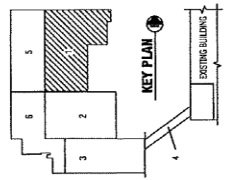
PROJECT: KETTLE FOODS INC. BELLOTT PLANT GATEWAY BUSINESS PARK BELLOTT, WI

NO. 1

DATE: 08-11-2010

PROJECT: KETTLE FOODS INC. BELLOTT PLANT GATEWAY BUSINESS PARK BELLOTT, WI

NO. 1



1 ROOF HVAC PLAN - AREA 1
SCALE: 1/8\"/>



July 14, 2017

**Kettle Potato Chips
S-L Snacks WI, LLC
Beloit, WI**

Exhaust Stack Increase for WDNR Air Quality Compliance

Snyder's-Lance is proposing to increase the height of two exhaust stacks at the facility by an additional 25'. This proposal comes as the result of a recent change in air quality standards, set by the Wisconsin Department of Natural Resources (WDNR).

When the plant expanded on the west side of the facility, an air permit was required by the state. In order to meet these regulations in 2011, three 76' stacks were designed and installed – two stacks for kettle emissions, one stack for combustion. However, compliance standards for regulations in Rock County changed in following years, and therefore our original limits have been reduced. Original limits for particulate matter (PM-10) were set at 4.4 lbs/hour, as reflected in our current construction permit 10-SML-220.

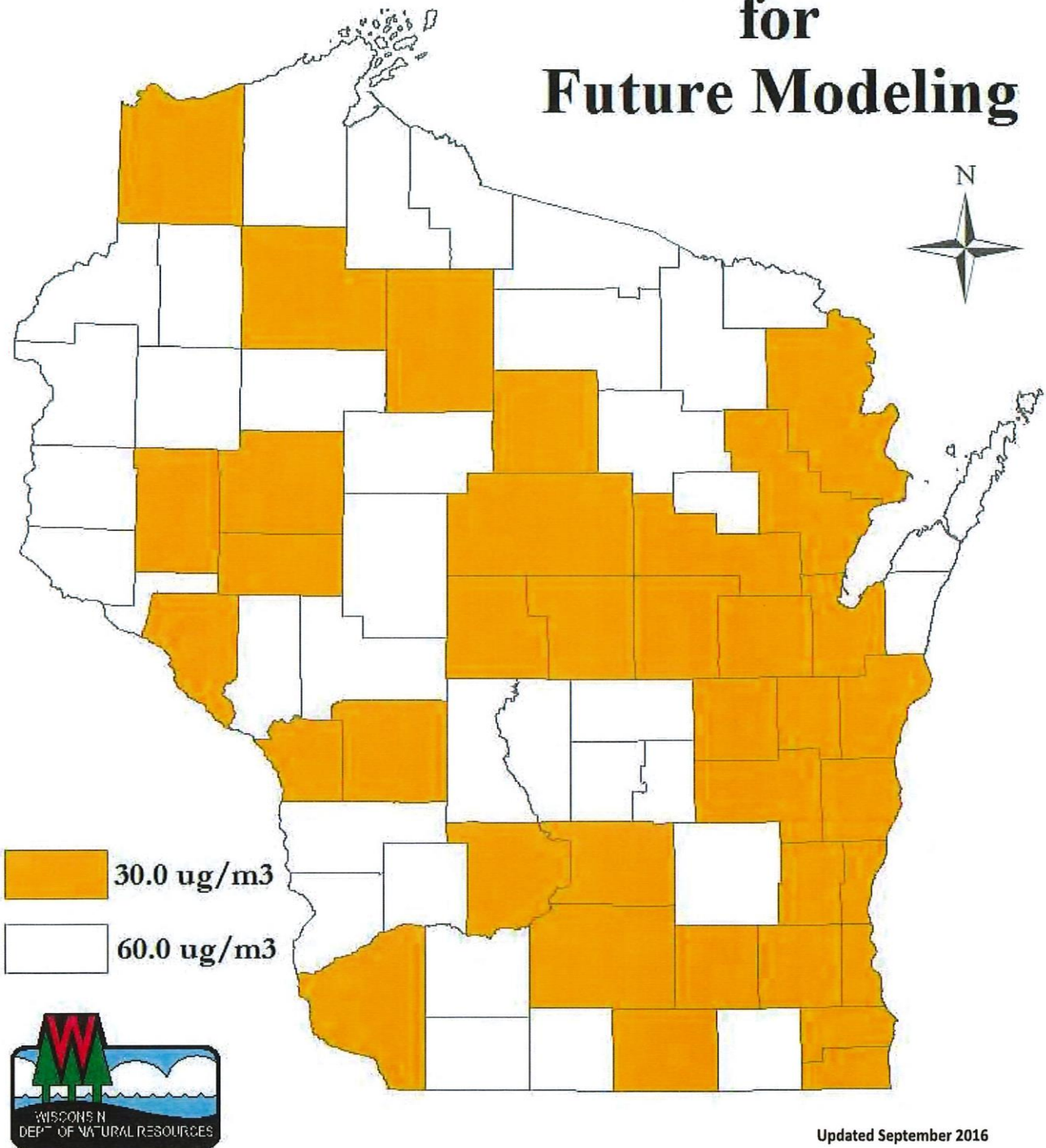
Rock County's current air quality limitations for PM-10 on a 24-hour exposure limit are 30 ug/m³. WDNR enforces this regulation at the Kettle facility by reducing the PM-10 limit to 2.2 lbs/hour – a 50% reduction from original limits set in 2011.

The completion of this project would maintain air quality compliance at the site, as well as set the site up into a new Operating Permit structure. Registration Operating Permits from WDNR allow more flexibility within operations, while also making overall compliance simpler to track and manage at the site.

Attachments:

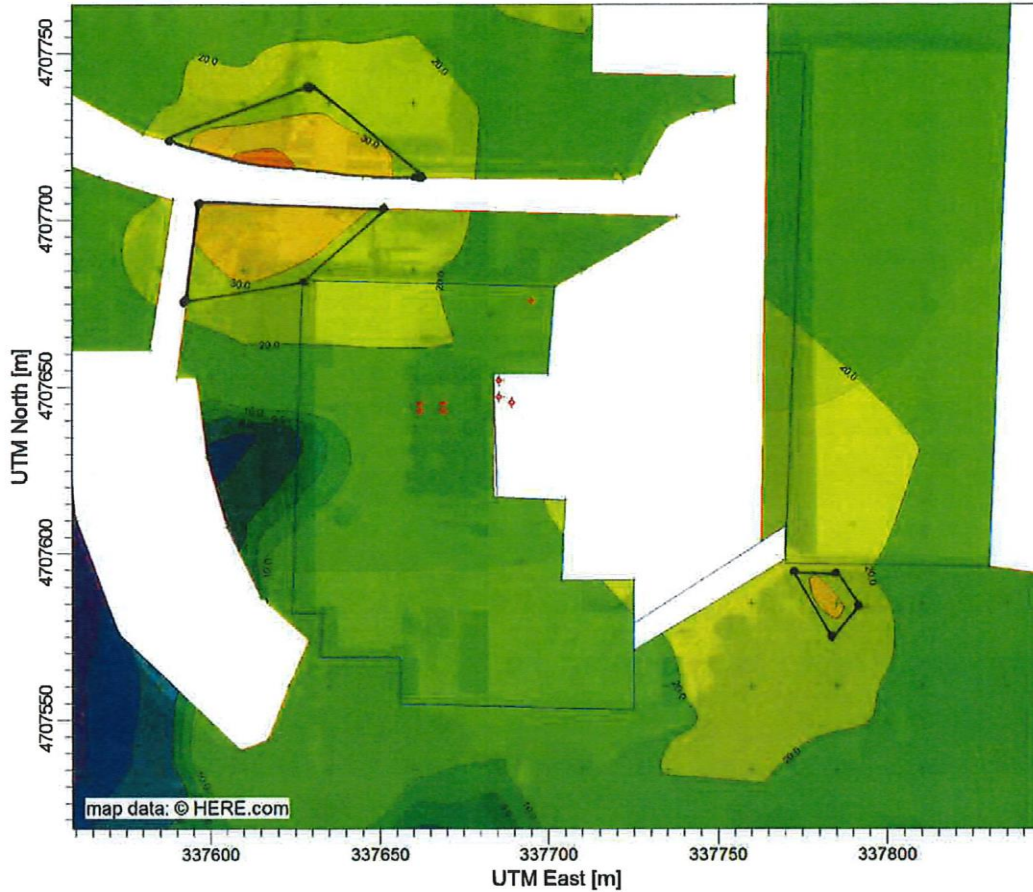
- Site Plan locating fence outline and stack increase
- 101' Stack Height Air Modeling approved by WDNR
- County designation for air quality standards

ROP Threshold for Future Modeling



POTENTIAL CONTAINMENT FENCE
 SNYDER'S-LANCE
 KETTLE: BELOIT, WI

PROJECT TITLE:
Diamond ROPC100-2



PLOT FILE OF HIGH 2ND HIGH 24-HR VALUES FOR SOURCE GROUP: ALL ug/m³
 Max: 44.7 [ug/m³] at (337613.00, 4707717.00)



COMMENTS:	SOURCES: 8	COMPANY NAME:	
	RECEPTORS: 2014	MODELER:	
	OUTPUT TYPE: Concentration	SCALE: 1:1,800 0 0.05 km	
	MAX: 44.7 ug/m³	DATE: 11/21/2016	PROJECT NO.:

AERMOD View - Lakes Environmental Software

C:\Users\James Rickun\Desktop\saved data\Kettle ROPC100-2\Kettle ROPC100-2.lsc





NOTICE TO THE PUBLIC

July 7, 2017

To Whom It May Concern:

Torrey Harding, of S-L Snacks WI, LLC, has filed an application for a Conditional Use Permit to allow an exhaust stack height extension in an M-2, General Manufacturing District, for the Kettle Foods building located at:

3150 Kettle way

The applicant has proposed extending the height of the kettle cooker exhaust stack from 76 ft. to 101 ft. in order to meet DNR air quality requirements. The applicant would also like to install on-site fencing that will restrict public access, on 3150 & 3125 Kettle Way, in order to satisfy DNR particulate threshold requirements. The maximum height for a building in an M-2, General Manufacturing District, is 75 ft.; however, the maximum height restrictions can be exceeded with an approved Conditional Use Permit.

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

City Plan Commission: Wednesday, July 19, 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, August 7, 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. Comments will be accepted via telephone, email, and U.S. Mail.

Mailing List

Alliance Development Corp

P.O. Box 1015

Elkhorn, WI 53121

CITY OF BELOIT

REPORTS TO THE BELOIT CITY PLAN COMMISSION

Meeting Date: July 19, 2017

Agenda Item: 5

File Number: CU-2017-09

Applicant: Lee Gunderson

Owner: Gateway Brewing Company
LLC

Location: 1895 Gateway Blvd

Existing Zoning: M-2, General
Manufacturing District

Existing Land Use: Vacant

Parcel Size: 5.12 Acres

Request Overview/Background Information:

Lee Gunderson, G5 Brewing Company, has filed an application for a Conditional Use Permit to allow a bar/restaurant with an outdoor seating area and to allow indoor and outdoor sales, possession, and consumption of alcohol, in an M-1, Limited Manufacturing District, for the proposed microbrewery to be located at 1895 Gateway Boulevard.

Key Issues:

- The applicant is proposing a bar/restaurant with an outdoor seating area and to allow indoor and outdoor sales, possession, and consumption of alcohol, in an M-1, Limited Manufacturing District, for the proposed microbrewery.
- If approved, food and alcohol would be served in the restaurant portion of the building and outdoor patio, which are allowed as a conditional use in an M-1, Limited Manufacturing District.
- On March 6, 2017, this property had a Zoning Map Amendment approved to change the zoning district classification from C-1, Office District to M-1, Limited Manufacturing District. This zoning change was necessary in order to allow the production and distribution of alcohol.
- The applicant submitted a Liquor License Application on July 1, 2017, and it will be reviewed by the Alcohol Beverage License Control Committee (ABLCC) on August 8, 2017.
- Prior land use approvals established that this property would be known as 1895 Gateway Blvd, which was purchased by the applicant for development as a microbrewery.
- A copy of the Conditional Use Permit Application, location map, site plan, and building elevations is attached.
- The attached Public Notice was sent to 4 nearby property owners. Planning staff received no comments about the proposed use.
- **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;*
 - Subject to certain conditions of approval and responsible management, the conditional use could provide indoor and outdoor retail sales/services without endangering public health or welfare.
 - b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
 - Current uses for the surrounding properties range from limited manufacturing to residential; the introduction of dining noise and activity will not impact the use and enjoyment of nearby properties provided that there is an adequate landscape buffer provided between the adjacent property to the east zoned R-1A, as required in section 34.21(2)(c).
 - Subject to certain conditions of approval and responsible management, the conditional use will not injure the use and enjoyment of nearby properties.
 - c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - On the contrary, this proposed development is likely to enhance property values nearby because it will add amenities to this proposed new development. This new development will include site improvements, such as a new building, outdoor seating area, and landscaping that will make the site more aesthetically pleasing.
 - d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - This conditional use would not impede the normal and orderly development and improvement of the surrounding properties, most of which are located within the Gateway Business Park. The Beloit Comprehensive Plan recommends manufacturing, commercial, and PUD uses

- within the Business Park, which is consistent with the conditional use.
- The adjacent lots are undeveloped and are currently used for agricultural activity.
- 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 exterior architectural design and site layout of the proposed conditional use is not likely to cause depreciation in property values; this proposed development is likely to enhance property values nearby.
- 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 will be available to serve the proposed use.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
 - The proposed use is expected to generate negligible truck traffic, and will utilize a loading area on the south side of the building.
 - Off street parking will be provided. The site plan proposes a roundabout that will separate customer and employee parking which will allow easy access.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
 - The proposed conditional use will comply with all other applicable regulations of the Zoning Ordinance.

Consistency with Comprehensive Plan and Strategic Plan:

- The City's Comprehensive Plan recommends *Business Park uses* for the subject property. A Zoning Map Amendment was approved to change to the zoning district classification from C-1, Office District to M-1, Limited Manufacturing District, on March 6, 2017. This request and the underlying M-1 zoning classification are consistent with the City's Comprehensive Plan recommendations. Consideration of this request supports Strategic Goal #3 – to create and sustain economic and residential growth.

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 a Conditional Use Permit to allow a bar/restaurant with an outdoor seating area and to allow indoor and outdoor sales, possession, and consumption of alcohol, in an M-1, Limited Industrial District, for the proposed microbrewery to be located at 1895 Gateway Boulevard, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes the G5 brewing company to serve food & beverages in the restaurant and within the outdoor seating area on the west side of the building.
2. Prior to serving alcoholic beverages the applicant shall obtain their Alcoholic Beverages License which must include the outdoor seating area.
3. The applicant shall obtain a Building Permit prior to beginning construction of this project.
4. 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.

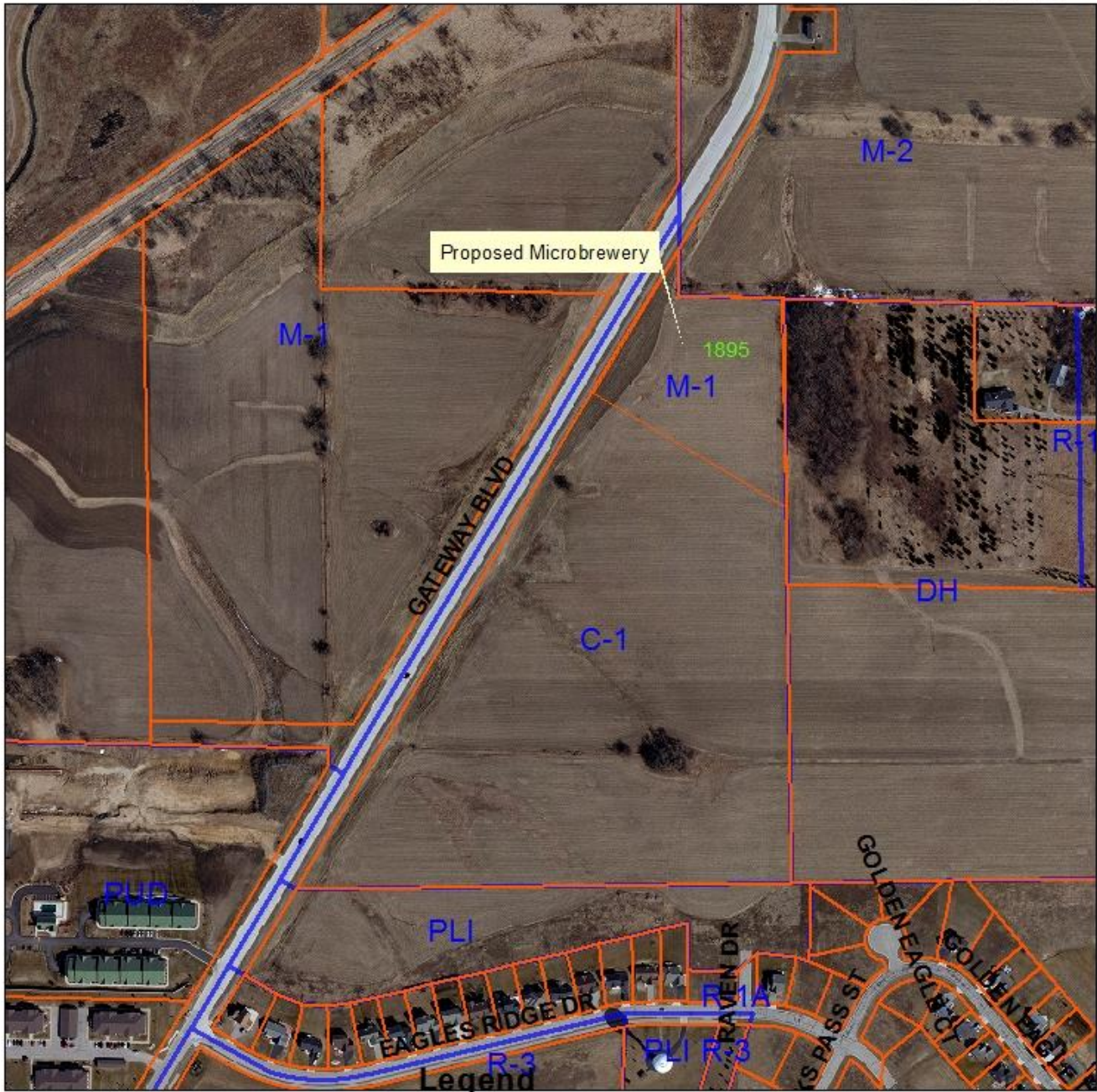
Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Application, Site Plan, Building Elevations, Public Notice, and Mailing List.

Location & Zoning Map

1895 Gateway Blvd

CU-2017-09



1 inch = 409 feet
0 60 120 240 360 Feet

- COB Parcels
- City Limits
- Zoning District

Map prepared by: Rudy Moreno
Date: June 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: LUP-2017-09

1. Address of subject property: 1895 Gateway Blvd.

2. Legal description: lot 1 CSM Vol 38 Pgs 38-40

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: 5.116 acres.

3. Tax Parcel Number(s): 22810155

4. Owner of record: G5 Brewing Company Phone: 608-774-4684

9414 S. Clinic Rd Beloit WI 53511
(Address) (City) (State) (Zip)

5. Applicant's Name: G5 Brewing Company - Lee Gunderson

9414 S. Clinic Rd Beloit WI 53511
(Address) (City) (State) (Zip)

608-774-4684 / 1 / G5brewingcompany@gmail.com
(Office Phone #) (Cell Phone #) (E-mail Address)

6. All existing use(s) on this property are: Farm field

7. **THE FOLLOWING ACTION IS REQUESTED:**

A Conditional Use Permit for: Restaurant and outdoor patio
_____ in a(n) M-1 Zoning District.

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

Principal use: Brewing Production

Secondary use: Restaurant / Bar

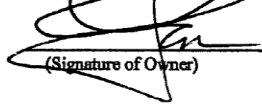
Accessory use: _____

9. Project timetable: Start date: September 2017 Completion date: MAY 2018

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.

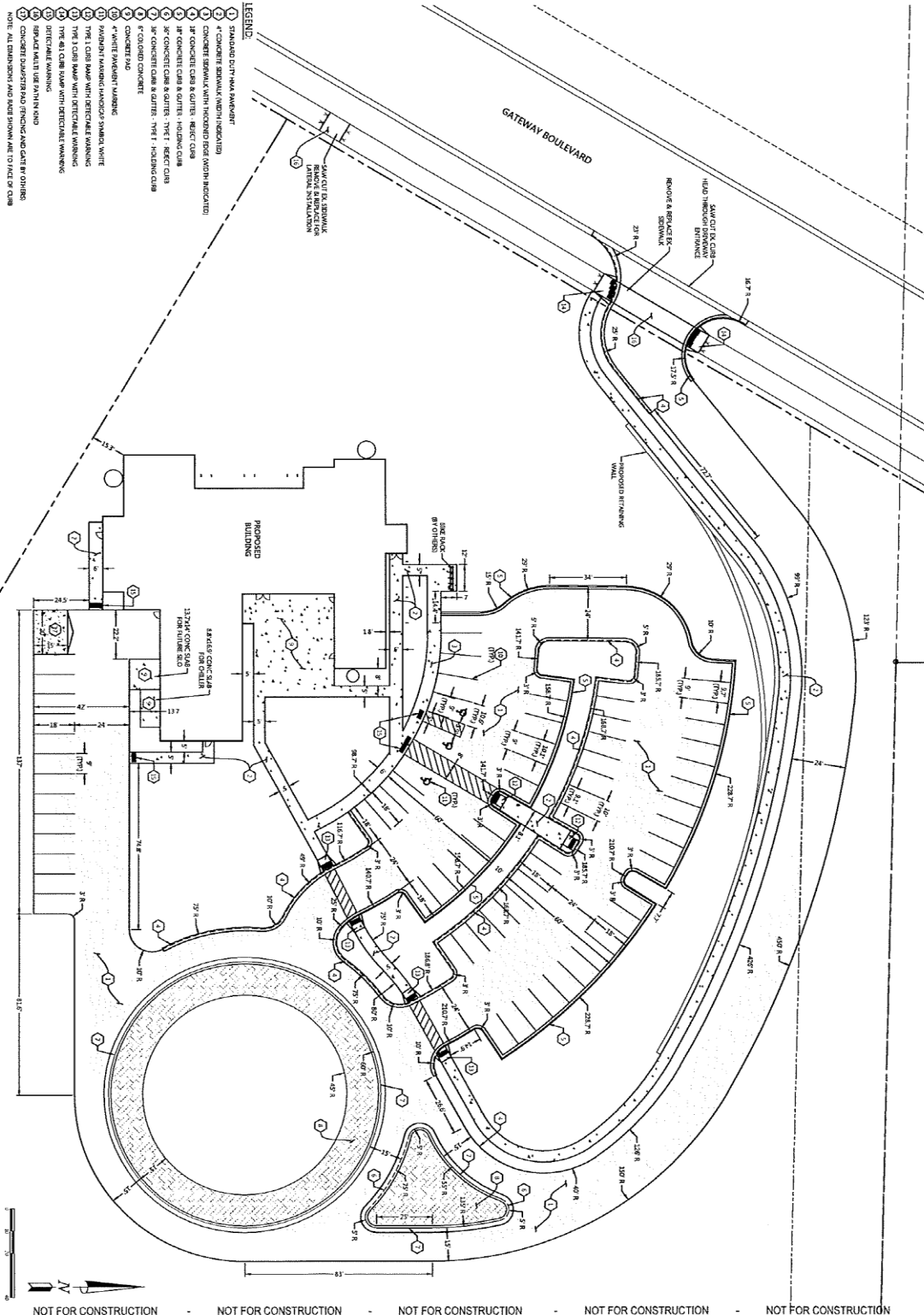

/ Lee GUNDERSON /
/ 6-21-17
(Signature of Owner) (Print name) (Date)

/ _____ /
(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: <u>\$275.-</u>	Meeting date: <u>July 19, 2017</u>
No. of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: <u>Drew Pennington</u>		Date: <u>6/22/17</u>



SHEET NO. 1 OF 1	DESIGNED BY: ES
	DRAWN BY: LGC/SJ
	CHECKED BY:
	APPROVED BY:
	PROJECT NO: 12442

G5 BREWING COMPANY
1801 GATEWAY BOULEVARD
CITY OF BELoit
ROCK COUNTY, WISCONSIN

23267 - 3 - SITE LAYOUT DIAG.

SITE LAYOUT PLAN

NOTE: 64% OF THE TOTAL AREA IS TO BE USED FOR PARKING.

OLD SURVEY:	DATE:
	6-22-2017

Batterman
engineers surveyors planners

2857 Korte's Drive
608.355.4864

Beloit, Wisconsin 53511
www.batterman.com





G5 BREWING COMPANY
BELLEVILLE, WISCONSIN



03/17/17 ALL RIGHTS RESERVED
PRELIM ARCH REV

BY: J. BOYD
DATE: 03/17/17
PROJECT: G5 BREWING COMPANY
SHEET: A201

EXTERIOR ELEVATIONS
A201

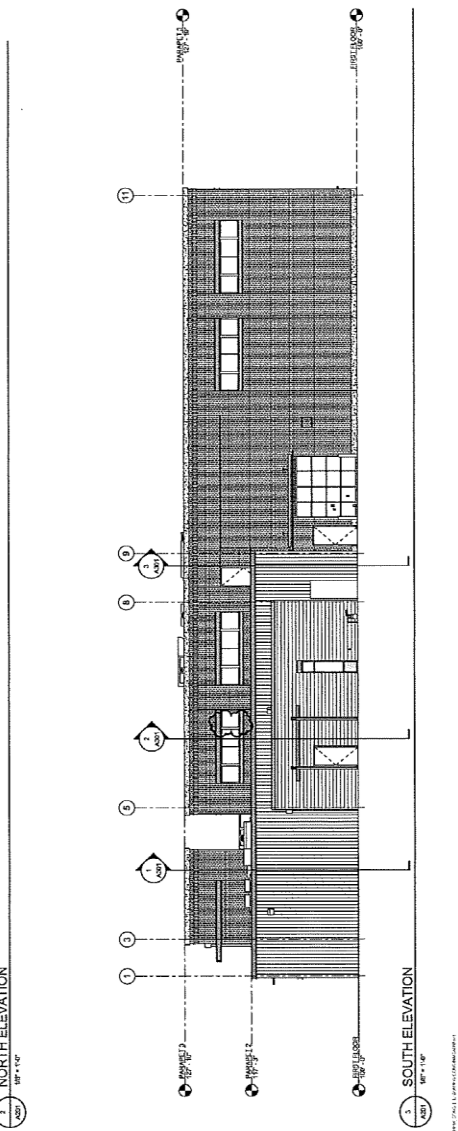
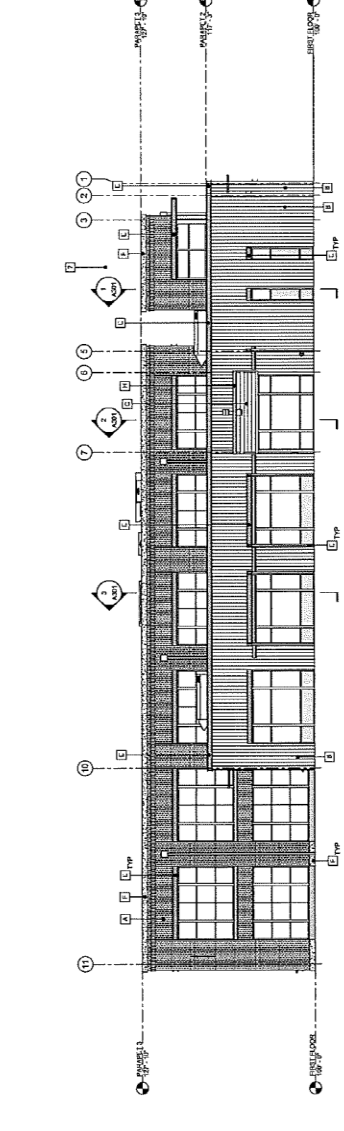
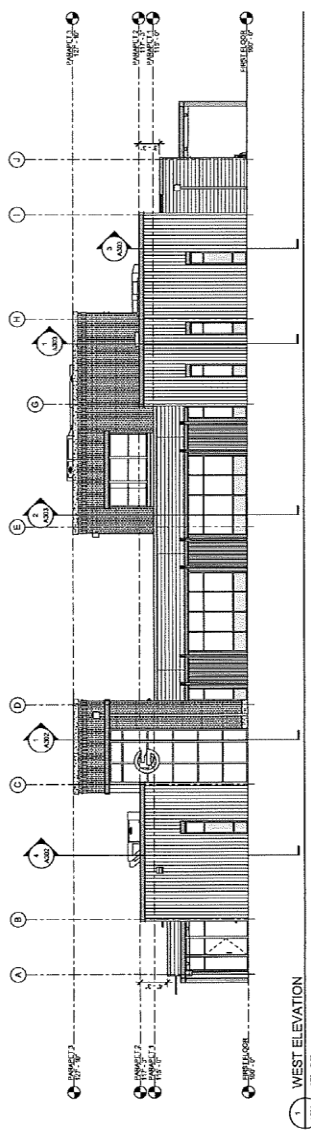
NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

MATERIALS LEGEND

- BRICK VENEER
BLOCKS OF COLOR: RED, NATURAL, SANDSPRINTON
- WOOD HANDSCRAPE SIDING
VERTICAL, ORIENTAL SLAT, 1/2" x 4" x 8"
PAINT: ADVANTAGE, LIGHT GRAY
- PAINTED METAL PANEL
VERTICAL, ORIENTAL SLAT, 1/2" x 4" x 8"
COLOR: BLACK
- COMBINATION METAL PANEL
VERTICAL, ORIENTAL SLAT, 1/2" x 4" x 8"
COLOR: BLACK
- STEEL FRAMING & DETAILING
COLOR: BLACK
- PRECAST CONCRETE
- CONCRETE METAL PANEL
BLOCKS OF COLOR: RED, NATURAL, SANDSPRINTON
RETURN OFFSET JOINT SYSTEM COLOR: BLACK
- PRE-PANCHED BRICK METAL
COLOR: BLACK

SHEET WORK NOTES

1. NOT LINED
2. NOT LINED





G5 BREWING COMPANY
BELLEVILLE, WISCONSIN



0.000' 1" = 40' HIGHER REVISION
PRELIM ARCH REV

06.10.2017
DRAWN BY / ARCH
REVISIONS

EXTERIOR
ELEVATIONS
A202

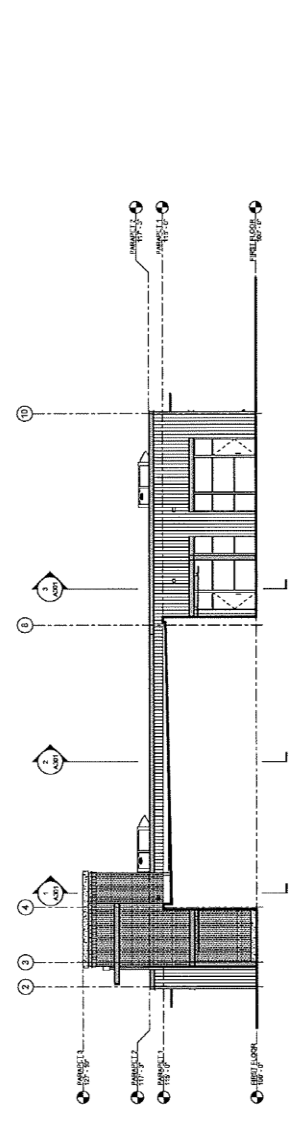
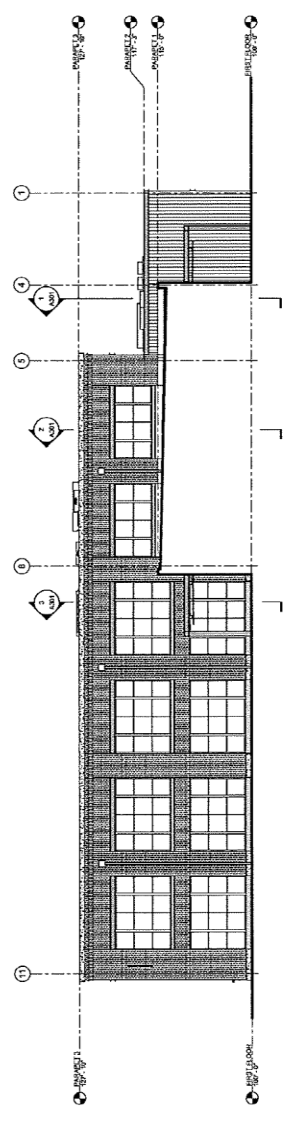
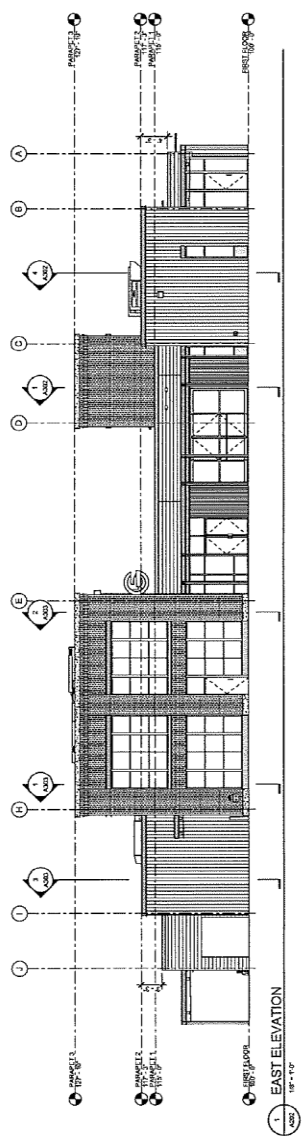
NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

MATERIALS LEGEND

	WOOD FINISH (SOLID PINE) BASED ON REGION (ADJUST TO MATCH COLOR) SHOWN WITH THE GRAIN OF THE WOOD FINISH. MATCH BUSHING OIL.
	FORMED METAL PANEL BASED ON REGION (ADJUST TO MATCH COLOR) SHOWN WITH THE GRAIN OF THE METAL FINISH. MATCH BUSHING OIL.
	COMBINATION METAL PANEL BASED ON REGION (ADJUST TO MATCH COLOR) SHOWN WITH THE GRAIN OF THE METAL FINISH. MATCH BUSHING OIL.
	COMBINATION METAL PANEL BASED ON REGION (ADJUST TO MATCH COLOR) SHOWN WITH THE GRAIN OF THE METAL FINISH. MATCH BUSHING OIL.
	STEEL FRAMING A DISTALOID COLOR - BLACK
	PRECAST CONCRETE
	COMPOSITE METAL PANEL BASED ON REGION (ADJUST TO MATCH COLOR) SHOWN WITH THE GRAIN OF THE METAL FINISH. MATCH BUSHING OIL.
	PREPARED BRUSH METAL COLOR - BLACK

SHEET WORK NOTES

- NOT USED
- NOT USED





G5 BREWING COMPANY
BELOIT, WISCONSIN

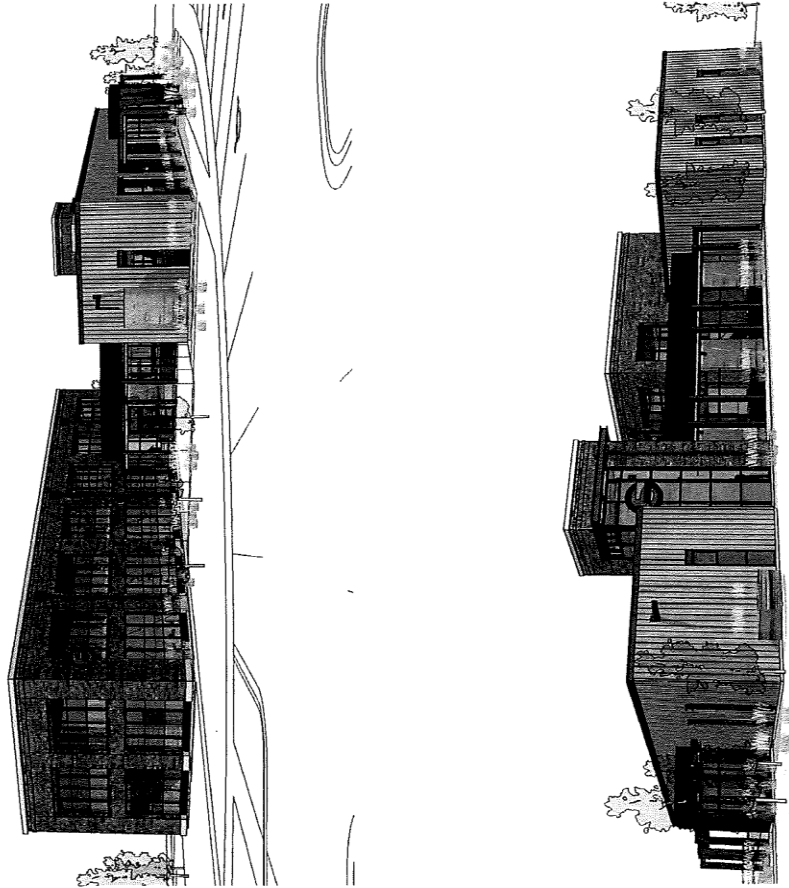
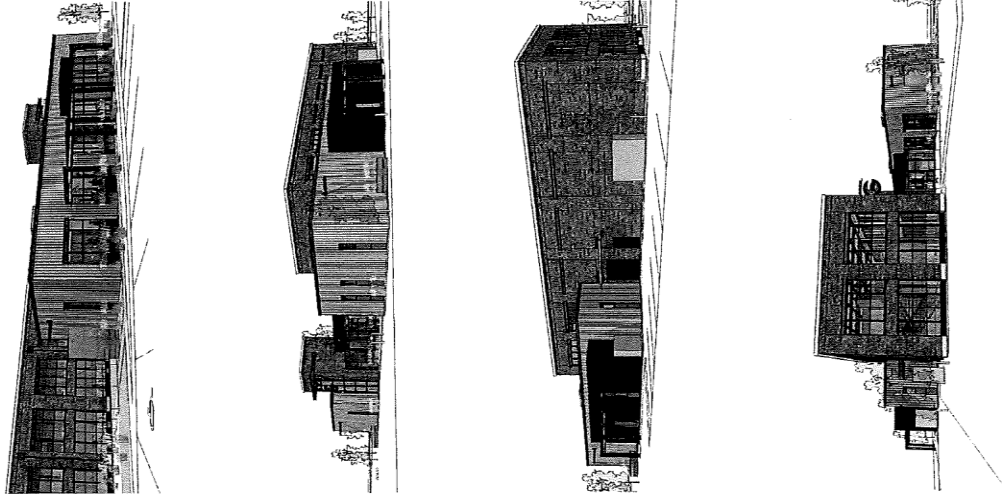


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PRELIMINARY REV.

06.13.2017
SHANNON COLLIER
REVISIONS

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

EXTERIOR
PERSPECTIVES
A203



EXTERIOR PERSPECTIVES - FOR REFERENCE ONLY



NOTICE TO THE PUBLIC

June 28, 2017

To Whom It May Concern:

Lee Gunderson, of G5 Brewing Company, has filed an application for a Conditional Use Permit to allow a restaurant & outdoor seating, with alcohol sales, in an M-1, Limited Manufacturing District, for the proposed microbrewery located at:

1895 Gateway Blvd.

The applicant would like to serve food and alcohol in the proposed restaurant and outdoor seating area in an M-1, Limited Manufacturing District. Restaurants, outdoor seating, and liquor sales require a Conditional Use Permit in the M-1 district.

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

City Plan Commission: Wednesday, July 19, 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, August 7, 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 Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

David W. Lundahl
1890 Townhall Rd
Beloit Wi 53511

Lund Rev. Trust of 2015
c/o Rolf & Linda Lund
1610 Townhall Rd
Beloit Wi 53511

Northstar Facility Development LLC
5249 Femrite Drive
Madison, WI 53718

WI Power & Light Co.
Attn: Real Estate Dept.
4902 N. Biltmore Ln
Madison, WI 53707