

**MINUTES  
BELOIT BOARD OF APPEALS  
City Hall Forum, 100 State Street, Beloit, WI 53511  
7:00 PM  
Tuesday, September 10, 2024**

**1. CALL TO ORDER AND ROLL CALL**

A meeting of the City of Beloit Board of Appeals was held on Tuesday, September 10, 2024, in the Forum of Beloit City Hall, 100 State Street. Chairperson David Baker called the meeting to order at 7:03 PM. Hilary Rottmann, Planner II, called the roll. Present were: David Baker, Susan Adams, Mark Preuschl, and John Petersen. Dustin Gronau was absent

**2. MINUTES**

**2.a. Consideration of the Minutes of the June 11, 2024 Board of Appeals Meeting**

Preuschl made a motion to approve the June 11, 2024 minutes as submitted. Adams seconded the motion. The motion passed (4-0), voice vote.

**3. APPEALS**

*No appeals were submitted for review by the Board.*

**4. VARIANCES**

**4.a.**

**Consideration of an application from Jeff A. Holzhauer on behalf of Beloit Memorial Hospital is requesting an Area Variance to Section 8-300(h)(1)(a) of the City of Beloit Zoning Ordinance to allow a ten-foot high fence in the front or street-side setback area; Section 8-300(h)(3)(a) of the City of Beloit Zoning Ordinance to allow a ten-foot high fence in the buildable area of a lot; Section 8-300(i)(2) of the City of Beloit Zoning Ordinance to allow a zero percent open fence in the front or street-side setback area; and Section 7.1 of the City of Beloit Zoning Ordinance to allow a structure in the street-side setback area; all in a PLI, Public Lands and Institutions District, for the property located at 1969 W. Hart Road.**

Rottmann presented the staff report, after which Baker opened the public hearing. Jeff Holzhauer, the architectural consultant for the applicant, spoke on their behalf. He explained that the proposed bulk oxygen tank project has been in development for about a year. Currently, the existing bulk oxygen tanks on-site are not visible. The new tanks will increase in size from 3,000 to 6,000 gallons and will be stored horizontally. Due to their larger dimensions, they cannot be accommodated in the same location while meeting all required codes. The proposed enclosure features a louvered design that will obscure the tanks from view. Holzhauer mentioned that one tree will be removed to comply with regulations concerning flammable materials.

Adams inquired about the hospital's need for additional oxygen. Holzhauer responded that a larger tank would reduce the frequency of deliveries and facilitate long-term planning for future hospital expansion services. The proposed location is sensible based on the existing utility placements and compliance with code requirements. Holzhauer further elaborated on the construction of the new system and the equipment's capabilities for oxygen delivery.

Peterson asked whether the enclosure would be able to handle a BLEVE (Boiling Liquid Expanding Vapor Explosion). Preuschl inquired if any comments had been received from neighboring properties. Rottmann confirmed that no comments had been submitted. There was a discussion regarding the storage of flammable substances within the PLI and Manufacturing zoning districts.

Tom McCauley, Vice President of Beloit Health Systems, expressed that the project is not only acceptable but also aesthetically pleasing. He emphasized that expanding the bulk oxygen tanks would be a key component of a potential wound care clinic featuring hyperbaric chambers. Following this, Baker closed the public hearing. Peterson then voiced confidence in approving the request, noting that all life safety and building codes had been thoroughly considered.

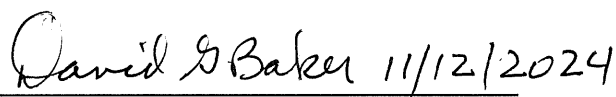
Preuschl made a motion to approve the requested variance based on the findings in the staff report, and Peterson seconded the motion. The motion passed with a 4-0 roll call vote.

5. **SUCH OTHER MATTERS AS MAY BE AUTHORIZED BY LAW**

*No other matters for review by the Board.*

6. **ADJOURNMENT**

Preuschl made a motion to adjourn, which was seconded by Adams. The meeting adjourned at 7:37 PM.

David G. Baker 11/12/2024

David Baker, Chairperson