

Community Information

1. Agency responsible for issuing building permits, site grading and initiating the overall permitting process (including agencies responsible for issuing the appropriate air and water permits) – The City of Beloit Community Development Division is responsible for all planning and permitting activity. Julie Christensen, Community Development Director, 100 State St., Beloit, WI 53511, 608.364.6703, christensenj@ci.beloit.wi.us. Air Permitting is done by Brian Barbieur, Air Management Engineer, Wisconsin Department of Natural Resources, 2514 Morse St., Janesville, WI 53545, 608-743-4843, brian.barbieur@wisconsin.gov. There is no water permit required.
2. Copy of the current building code ordinance (Attach as exhibit) – See attached exhibit #1.
3. Does the community or county assess any one-time impact fees based on industrial development (i.e.; trip generation, size of building, impact on area roads, employment, etc.); if so discuss all potential community impact fees including how fees are assessed; Include a follow-up letter confirming the accuracy of the information above from the permitting official in charge of the process on official letterhead – Neither the State, County or City assesses impact fees of any sort for industrial/commercial projects. City does not charge impact fees – see attached exhibit #2.
4. Provide property tax information at site per \$100 of assessed valuation by real property (land and building), personal property (machinery and equipment) and inventories (raw materials, goods-in-process, finished goods) for each of the past five years – Beloit only taxes real property (land and building) all else is exempt. Attached, as exhibit #2B, is the Tax Levy by year for the past five years.
5. Discuss availability of Freeport Exemption for inventories (if applicable) at site including taxing jurisdictions that grant Freeport Exemptions; include reduced tax rates with Freeport Exemptions – There is no inventory tax.
6. Nearest municipal police station to the site and the number of municipal police officers and squad cars – 100 State St. has 75 officers and 33 squad cars. There are also 6 specialty vehicles including; Tactical, Command Center, etc.
7. Nearest municipal fire station to the site, number of full time and volunteers, and types of equipment – 2111 Cranston Rd. has 3 FTE with 750 Gallon/1250 GPM Fire Pumper (Paramedic Engine), Rescue Boat, Technical Rescue Trailer, Fire Investigation Unit, tow vehicle.
8. Hazmat (Hazardous Materials) Certification at community level – Level C for City of Beloit, Level B via Mutual Aid Agreement, Level A via Wisconsin Emergency Management.
9. Discuss potential “as-of-right” local incentives at the site

City of Beloit offers:

City of Beloit Revolving Loan Fund - The City of Beloit administers a revolving loan fund geared towards businesses that create new jobs and tax base within the City. This program can provide up to 30% of your initial financing needs for real estate and depreciable assets and will take an automatic second position behind your primary financing provider. Rates are 65% - 75% of Wall Street prime rate. Projects that eliminate blight, redevelop property or buildings that have been vacant for a prolonged period of time, and/or support or contribute to one of the City of Beloit’s target industry clusters may also be eligible for enhanced credit terms. The terms are dependent on the collateral used to secure the loan but can range from five to twenty years for repayment. Funds are limited.

GBEDC Multi Bank Loan Pool - The City of Beloit’s Economic Development Corporation has worked with M & I Bank, First National Bank, Blackhawk Bank, First American Credit Union, and Gateway Community Bank to establish a joint economic development Multi Bank Loan Pool. This one million dollar fund was designed to assist in financing projects in Greater Beloit that will result in significant job creations and or investment. Applications for this fund are required to meet conventional underwriting banking requirements.

TID Incentives:

The Gateway Business Park is located in Tax Incremental Finance District (TID) #10. As such, the City has the ability and history of providing the following TID funded Incentives:

Direct Developer Incentives - When an individual development or business is located or expands within an existing Tax Incremental Finance District (TIF), the City of Beloit may consider providing a Direct Developer Incentive for projects that generate new increment (new property taxes) and create and/or retain jobs. Direct Developer Incentives are cash payments made to a business or developer which are calculated as a percentage of the property taxes paid by that development for a period of up to ten (10) years following occupancy. Direct Developer Incentive payments are always contingent upon meeting specified job creation or retention criteria specified in a Council approved development agreement.

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Provision of Infrastructure - Providing that the development or business is located within an existing and open TIF district, the City may provide industrial quality street, utility services and other required infrastructure improvements.

Land Write Down – For projects that create significant investment and job creation, the City may use a portion of the increment created by the project to discount the land price from the advertised asking price.

Regional Stormwater Detention – The Gateway Business Park is serviced by a Regional Stormwater Detention system. Therefore, the vast majority of Gateway sites will not require on-site stormwater detention ponds, eliminating the cost of building them and reducing the land required to accommodate a pond. See attached exhibit #3.

Alliant Energy offers:

Shared Savings – For projects located in Alliant Energy's territory, Alliant Energy will assist companies to identify and acquire energy-efficient equipment. Alliant will also pay for the initial cost of energy-efficient equipment. The company then repays Alliant each month on the company's utility bill over a contract term – typically five years. The program is designed to provide an easy way to finance energy efficient equipment and reduce energy costs to the company, long term.

10. Discuss or list potential state incentives at the site –

State of Wisconsin and Workforce Development Board offer:

Transportation Economic Assistance Grants – When appropriate, the City will apply for a TEA Grant and/or other Grant from the State of Wisconsin to help finance transportation related infrastructure improvement. The TEA Grant program is a matching grant program with projects capped at \$1 million, and will fund \$5,000 for every FTE created and retained.

Major Development Projects – For major economic development projects that create 100 or more jobs and support or contribute to targeted industry cluster in the State of Wisconsin, the City will provide support and advocate for a forgivable loan and/or other incentives from the Wisconsin Department of Commerce.

Beloit Development Opportunity Zone – The Gateway project area is able to offer a unique incentive to companies that locate or expand there. Companies are eligible to claim tax credits for job creation for full-time positions that are Wisconsin residents. Credits generally range between \$4,000 and \$8,000 per FTE created. Furthermore, companies located and conducting economic activity in the Development Zone will be eligible to claim state income tax credits for capital investments. These credits can be applied at 3% against the purchase price of real estate, personal property or construction costs. These credits will be able to be carried forward up to fifteen years.

Wisconsin Act 255 High-Tech High Growth Financial Assistance Programs – The State of Wisconsin recognizes that technology based economic development is a key component of the State's development plan. Therefore, the State has designated Act 255 to provide a series of programs to provide targeted financial assistance.

Customized Labor Training (CLT) - The CLT program can provide grants to help cover a portion of the costs associated with training employees on new technologies, industrial skills or manufacturing processes. Given the high demand for these grant funds, eligibility is typically limited to those companies that are making capital investments for new technologies that subsequently necessitate the training of existing or new employees. To be eligible, the training must be provided in a classroom setting or on the shop floor during periods of non-production. Costs associated with orientation, basic skills, and on-the-job training are not eligible. Up to 50% of eligible costs can be reimbursed up to a maximum of \$2,500 per employee trained.

Business Employees Skills Training (BEST) - The Business Employees' Skills Training (BEST) program was established by the Wisconsin Legislature to help small businesses (less than 25 employees) upgrade the skills of their workforce. Under the BEST program, Commerce can provide applicants with a grant to cover a portion of the course fees or tuition costs associated with employee training. To be eligible, the training must have a direct and positive impact upon the employee's ability to carry out his or her work assignment.

Dislocated Worker Training Program - The Southwest Workforce Development Board (SWWDB) administers a federally funded dislocated worker-training fund. These funds are separate from any other labor training assistance offered by Commerce. Program funds can be used for both classroom and on-the-job (OTJ) training. Funds cover up to 50% of the employee's hourly wage associated with the aforementioned training. This is a reimbursement program. Existing and new Rock County employers are eligible; pending they hire a dislocated Rock County worker. Fund availability varies, depending on dislocation activities and program interest. Skill assessments are determined and formal contracts are established between the Client and SWWDB on a case-by-case basis.

Economic Development Tax Credit – The Economic Development Tax Credit replaces five former Wisconsin tax credit programs - the Airport Development Zone, Agricultural Development Zone, Community Development Zone, Enterprise Development Zone and Technology Zone programs. The new tax credit program eliminates all former zone boundaries, as

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well as creating new ways in which existing Wisconsin businesses or businesses relocating to Wisconsin can earn tax credits.

The tax credits, which are nonrefundable and nontransferable, must be applied against a certified business's Wisconsin income tax liability. In the case of an S-Corporation, LLC or other pass-through entity, tax credits flow through to the owners in the same way as the income. The tax credits have a 15-year carryforward.

Eligible Activities:

- Job Creation – Tax credits can be earned through the creation of new, full-time positions that pay at least \$10.88 per hour. Businesses must create the jobs within three years and maintain them for at least two additional years. Tax credits will be released on an annual basis, in direct proportion to the number of jobs created.
- Capital investment – Tax credits may be earned through capital investment for property and equipment. Expenditures for working capital, employment costs, moving costs, intellectual property and unrelated fees and permits are not eligible. Tax credits will be released on an annual basis, as eligible expenditures take place. Businesses whose primary activity includes such things as retail, commercial development, recreation, entertainment or direct health care are not eligible to earn tax credits through capital investment.
- Employee Training – Tax credits may be earned through many types of training provided to existing and new employees in full-time positions. Training must be related to a specific project. Eligible training costs include trainee wages, trainer costs and trainer materials. Tax credits will be released on an annual basis, as eligible training costs are incurred.
- Corporate Headquarters – Tax credits may be earned by businesses locating global, national divisional or regional headquarters operations to Wisconsin or by businesses whose existing Wisconsin headquarters are at risk of leaving the state. Credits will be allocated on a per-job basis.

Allocation of Tax Credits

Commerce will certify applicants that have met the eligibility criteria and will allocate tax credits. In determining the allocation of tax credits, the Department will consider the following:

1. Whether the project will serve a public purpose;
2. Whether the project might not occur without the allocation of tax credits;
3. The extent to which the project will be financed with funds not provided by the State of Wisconsin;
4. Whether the project will displace workers in Wisconsin;
5. The extent to which the project will retain or increase employment in Wisconsin;
6. The extent to which the project will contribute to the economic growth of Wisconsin and to the well-being of Wisconsin residents;
7. Whether the project will be located in an economically distressed area;
8. Whether the project will be located in a rural area;
9. The extent to which the project will increase the geographic diversity of available tax benefits throughout Wisconsin;
10. The financial soundness of the business;
11. The ability of the business to utilize Wisconsin income tax credits; and
12. Any previous financial assistance that the business received from the Wisconsin Department of Commerce.

Application materials can be obtained by contacting the Department of Commerce's [Area Development Managers](#).

For additional information about the Economic Development Tax Credit program, contact Todd Jensen at 608/266-3074 or Todd.Jensen@Wisconsin.gov.



CHAPTER 9 BUILDING CODE

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9.01 TITLE .

This chapter shall be known, cited and referred to as the Beloit Building Code.

9.02 PURPOSE .

The purpose of the Building Code is to provide minimum standards for the protection of life, limb, health, property, environment and for the safety and welfare of the general public, consumers, owners and occupants of residential, commercial, industrial and public buildings.

9.03 SCOPE .

This chapter shall control all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures and their service equipment and appurtenances located in the City.

9.04 ADOPTION OF UNIFORM DWELLING CODE .

(1) The State Uniform Dwelling Code contained in Chapters COMM 20 through 25, Wis. Adm. Code, and Subchapter II of Chapter 101, Wis. Stats., including any subsequent amendments thereto, are hereby adopted by reference and incorporated herein as if they were fully set forth and made a part hereof. (Am. #1955; #2506; #2967)

(2) Chapter COMM 20 through 25, Wis. Adm. Code, and Subchapter II of Chapter 101, Wis. Stats., shall apply to one- and 2-family dwellings whose initial construction is undertaken on or after the dates specified in those regulations. (Am. #1955; #2967)

(3) For the purposes of local regulation of one- and 2-family dwellings, the provisions of the Uniform Dwelling Code shall apply to additions and alterations to buildings whose initial construction was lawfully begun prior to June 1, 1980. Such provisions shall apply to the addition being constructed or the work involved in the alterations or repairs and shall not be construed to apply to the existing building.

9.05 ADOPTION OF STATE BUILDING CODES . (Am. #1955; #2967)

The state Building, Heating, Ventilating and Air-Conditioning Code contained in Chapters COMM 50 through 64; the state Uniform Multi-Dwelling Code contained in Chapter COMM 66; and the state Rental Unit Energy Efficiency Code contained in Chapter COMM 67 of the Wisconsin Administrative Code, including any subsequent amendments thereto, are adopted by reference and incorporated herein as if they were fully set forth and made a part hereof.

9.06 EXISTING BUILDINGS . (Am. #2768)

The following specified requirements shall apply to all existing buildings and structures which, for any reason, do not conform to the requirements of this chapter:

(1) **VALUE.** Where the value of alterations and repairs to an existing building or structure is in excess of 50% of the assessed value of the building or structure divided by the ratio of the assessed value to the recommended value as last published by the State Supervisor of Assessments, not deducting from such value any loss caused by fire or any other reason, the entire building shall be made to conform to all of the requirements of this chapter for new buildings or shall be entirely demolished.

(2) **CONFORMANCE.**

(a) Every alteration or repair to any structural part of any existing building shall be made to conform to all of the requirements of this chapter, and all of the requirements shall apply to such alterations and repairs.

(b) Every addition to an existing building shall be made to conform to all of the requirements of this chapter and all of the requirements of this chapter shall apply to such additions.

(c) When the use of an existing building or structure, whether built under this chapter or a previous code or prior to the date of first building code, is changed and the requirements for the new use are more stringent than those for the previous use, then such building or structure shall be made to conform with all the requirements for the new use as provided in this chapter.

1. Where the use of only a portion or portions of such buildings or structures is changed, then only such portion or portions of the building or structure need conform to the requirements of this chapter.

2. The Division of Housing Services may approve any change in use of an existing building or structure, even though the building is not made to fully conform to the requirements of this chapter, when it is obvious that the change of use will not extend or increase any nonconformity or hazard.

(d) The Division of Housing Services may require that an existing building be made to conform to the requirements of this chapter regulating the number, location, lighting, widths, heights and means of exiting where, in its judgment, a hazard to the occupants, users, owners or the public exists.

(e) The requirements of Section COMM 21.03, Wis. Adm. Code, shall apply to exits in existing one-family and 2-family buildings. (Am. #1955; #2967)

(f) The requirements of Sections COMM 51.245 and COMM 57.16, Wis. Adm. Code, shall apply to the installation and maintenance of smoke detectors. (Cr. #1895; Am. #2967)

9.07 AUTHORITY . (Am. #2447; #3099)

The Director of Housing Services is hereby authorized and directed to administer and enforce all of the provisions of this chapter. The Director of Housing Services shall serve as the Building Inspector referred to in §1.34 of this Municipal Code and shall have such rights and powers ascribed to the Building Inspector in §1.34 of this Municipal Code.

9.08 VIOLATIONS AND PENALTIES .

(1) No person shall erect, alter, construct, enlarge, repair, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure, or part thereof, or cause or permit the same to be done contrary to or in violation of any of the provisions of this chapter.

(2) Any violation of this chapter constitutes a public nuisance and, in addition to any other remedies provided for its enforcement, the City may bring civil suit to enjoin violations of any provision of this chapter.

(3) Any person who shall violate any provision or any order made hereunder shall be subject to a penalty as provided in §25.04 of this Municipal Code. This penalty shall be independent and exclusive of the right of the Council to revoke any license or permit.

9.09 RESERVED .

Editor's note: Section 3 of Ord. No. 3088, adopted Nov. 17, 2003, repealed §9.09, which pertained to appeals.

9.10 RESERVED .

Editor's note: Section 2 of Ord. No. 3099, adopted Jan. 20, 2004, repealed §9.10, which pertained to variances.

9.11 STOP ORDERS .

(1) Wherever any work is being done contrary to the provisions of this chapter or before having obtained a permit authorized by the Division of Housing Services, the Division of Housing Services may order the work stopped by notice in writing served upon the permittee or his agent or any contractor engaged in doing the work or causing such work to be done, or by posting such stop order in a conspicuous place on the premises and any person shall stop such work until authorized by the Division of Housing Services to proceed with the work. (Am. #2768)

(2) No person shall remove a stop order once posted or proceed with work after notice to stop work has been served or posted, and any person who shall remove such notice or continue work after such notice has been posted or served shall be subject to a penalty as provided in §25.04 of this Municipal Code.

9.12 PERMITS . (Am. #2768)

(1) REQUIRED.

(a) A permit shall be obtained before beginning construction, alteration, repair, improvement, demolition or moving any building or structure, including mobile homes, using application forms prescribed and furnished by the Division of Housing Services.

(b) A permit shall be required for the installation of a satellite television antenna. (Cr. #1986)

(c) A permit shall be required for the installation, construction, alteration or repair of a wireless communication tower or equipment facility. In this chapter, "tower" and "equipment facility" shall have the meaning prescribed by §22.02 of the Code.

(2) EXCEPTIONS. This chapter shall not require a permit for minor repairs, maintenance or alterations whose value does not exceed \$1,000 and which do not change the occupancy, area, structural strength, fire protection, exits, light or ventilation of the building or structure. Such work shall, in all cases, comply with the provisions of this chapter.

(3) FAILURE TO OBTAIN. Failure of the owner, agent, lessee or sublessee, or other responsible parties to obtain a permit prior to commencement of the work, shall subject the owners or other responsible parties to a double fee. Such fee shall not deny the City any other legal right or remedy it may otherwise have under this chapter and other applicable codes and regulations.

(4) WEATHER RESISTANT CARD. The Division of Housing Services shall issue, with each permit, a weather resistant card which shall be posted in a conspicuous place on the front of the building or structure where the work is being done. Such card shall be placed not more than 15 feet above adjacent grade, shall be unobstructed from public view and shall remain in place during the entire period of the work. All police officers shall, at once, report to the Division of Housing Services any work which is being carried on without a permit.

(5) WORK TO COMMENCE WITHIN SIX MONTHS. All building permits and plan approvals, excepting permits for new construction of single-family and 2-family dwellings, shall be void unless work has commenced within 6 months from original issue or approval. Where work has commenced within 6 months, the building permit shall expire by limitation one year from the date of original issue. Where the work has been carried on with reasonable diligence, the permit

may be renewed upon application for renewal and payment of the required renewal fee.

(6) **REVOCAION.** If the Division of Housing Services shall find, at any time, that any of the ordinances of the City or the plans and specifications are not being complied with, the permit may be revoked by written notice to the owner or agent, or by posting a notice in a conspicuous place at the work site.

(7) **REISSUANCE.** If any such permit is revoked, no further work shall be done until the permit is reissued, excepting such work the Division of Housing Services may order done as a condition precedent to the reinstatement of the permit.

9.13 PERMIT APPLICATIONS .

(1) Applications for permits to construct new one- and 2-family dwellings shall be made in the manner provided by Section COMM 20.09, Wis. Adm. Code. (Am. #1955; #2967)

(2) Applications for permits other than for original construction of one- and 2-family dwellings shall be made upon a form prescribed by the Division of Housing Services and shall be signed by the owner or agent representing the owner. Each application, when deemed necessary by the Division of Housing Services, shall be accompanied by plans drawn of sufficient clarity to indicate the nature and extent of the proposed work and shall include a plot plan showing locations of existing and proposed buildings, property lines, adjacent grades, drainage facilities, easement, north arrow, street address and legal description. An application for permit to construct a wireless communication tower or equipment facility shall not be issued unless all of the requirements of §22.04 of the City ordinances have been met. (Am. #2768)

9.14 INSPECTIONS .

(1) Inspections of newly constructed one- and 2-family dwellings shall be conducted in the manner provided in Section COMM 20.10, Wis. Adm. Code. (Am. #1955; #2967)

(2) For construction other than regulated by subsection (1) above, the Division of Housing Services shall, upon notification from the contractor or his agent, make or cause to be made the following inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with this chapter: (Am #2768)

(a) Footing Inspection . Footings shall be inspected after completion of excavation and all shoring and reinforcing is in place and prior to the placing of concrete. No concrete shall be placed until authorized by the Division of Housing Services or 3 work hours have elapsed after notification that the work is ready for inspection.

(b) Foundation . The foundation wall shall be inspected after all forms, if any, have been removed, waterproofing, where required, has been applied and before backfilling. No backfilling shall be done until 2 working days have elapsed following notification or the inspection has been made and approved.

(c) Framing . The framing inspection shall be made after all structural elements, framing, fire blocking, bracing, plumbing pipes and vents, electrical wiring and chimneys are in place and complete. No walls, ceilings or structural elements may be covered or concealed from view until the framing, rough plumbing, rough electrical and rough heating inspections have been made and approved or 3 working days have elapsed following notification that the work is ready for inspection.

(d) Insulation . The insulation inspection shall be made after all insulation and vapor barriers required by this chapter or included as a part of the plans and specifications,

have been completely installed. The insulation and vapor barriers shall not be covered or concealed from view until the inspection has been made and approved or 3 working days have elapsed following notification that the work is ready for inspection.

(e) Final . Upon completion of all of the work to be done, but prior to occupancy, the Division of Housing Services shall make, or cause to be made, a final inspection to determine compliance with code and all other applicable regulations. If no violations of this chapter or other applicable regulations are found, the Division of Housing Services shall issue a certificate of occupancy stating the purpose for which the building is to be used, the maximum load and the maximum number of people who may be accommodated on each floor.

9.15 OCCUPANCY CERTIFICATE . (Am. #2768)

(1) No building or part thereof shall be occupied until the Division of Housing Services has issued a certificate of occupancy certifying that no violation of this chapter or any other applicable regulation exists, nor shall any building be occupied in any manner conflicting with the conditions set forth in the certificate of occupancy.

(2) When the use of a building changes, a new certificate of occupancy shall be obtained prior to reoccupation of the building, or any part thereof. The use of a building shall not be deemed to have changed because of temporary vacancy or change of ownership or tenancy.

(3) The Division of Housing Services may permit the occupancy of buildings, or part thereof, prior to completion where, in its judgment and discretion, a particular hardship exists. Such permission shall be in writing and may not be issued until the Division of Housing Services has inspected the building, or parts thereof, to be occupied and determined that there are no deficiencies that would be hazardous to the health, safety or welfare of the occupants. Such written permission shall state a time definite by which all required work shall be completed. Failure to complete the work during the time required or violations in such work, will cause the owner to be subject to penalties as provided in §25.04 of this Municipal Code and possible vacation of the building.

9.16 UNSAFE BUILDINGS . (Am. #2477; #2967)

(1) Section 66.0413, Wis. Stats., is hereby adopted by reference and incorporated herein as if it were fully set forth and made a part hereof.

(2) The Director of Housing Services and his authorized representative is empowered to act for the City under §66.0413, Wis. Stats., relating to condemnation and razing of buildings.

9.17 MAINTENANCE OF BUILDINGS .

Every building or structure and the parts thereof, whether existing or hereafter erected, shall be kept in good repair and the roof shall be maintained to prevent leakage.

9.18 CLEANLINESS .

Every building or structure and the parts thereof, whether existing or hereafter erected, shall be kept clean and free from any accumulation of dirt, filth, rubbish, garbage or other matter in or on the same or in yards, courts, passages, areas or alleys connected with or belonging to the same.

9.19 ROOF DRAINAGE . (Am. #2768)

All water shall be conveyed from buildings so as to prevent dampness in walls, floors and ceilings of all stories, including attics and basements. Water shall not be allowed to fall or flow upon any sidewalk. Where such condition exists in any existing structure, provisions shall be made to carry the water under the sidewalk to the gutter or storm sewer and such changes shall be made within 30 days after the owner of the premises has been notified by the Division of Housing Services to make such changes. If the owner fails to make such changes, the Division of Housing Services may order the work done and the costs thereof shall be assessed and collected as a special tax against the property.

9.20 ALTERNATE MATERIALS AND METHODS . (Am. #2768)

- (1) The provisions of this chapter are not intended to prevent the use of any material or method of construction not specifically prescribed by this chapter, provided such alternate has been approved. The Division of Housing Services may approve any such alternate provided it finds that the proposed design is satisfactory and complies with accepted design criteria. The Division of Housing Services may require evidence or proof be submitted to substantiate any claims that may be made regarding its use.
- (2) Materials and methods used in the construction of dwellings regulated by the Uniform Dwelling Code shall comply with the requirements of Section COMM 20.18, Wis. Adm. Code. (Am. #1955; #2967)

9.21 DEFINITIONS . (Am. #1955; #2967)

In addition to the definitions set forth in Sections COMM 20.07 and COMM 51.01, Wis. Adm. Code, the following terms, phrases, words, abbreviations and their derivatives shall have the meaning indicated in this section unless otherwise expressly stated. Words used in the present tense include the future; words used in the masculine gender, the feminine and neuter; the singular number includes the plural and the plural the singular. Where terms are not defined, they shall have their ordinary accepted meanings or such as the context may imply.

- (1) ACCEPTED ENGINEERING PRACTICES. That which conforms to accepted principles, tests or standards of nationally recognized technical or scientific authorities.
- (2) CURB EIGHT OR LEVELS. The elevation of the established curb measured at right angles to the reference point. Where no curb is established, the grade at the centerline of the street shall be used.
- (3) FOOTING. That portion of the foundation which spreads and transmits loads directly to soil or pilings.
- (4) FOUNDATION. The supporting structure, below the floor nearest and above grade, upon which the superstructure of a building or structure rests.
- (5) SHALL. A term for mandatory use under the provisions of this chapter.
- (6) VALUE. That price which the building or work will sell for on negotiations between a seller, willing but not obliged to sell, and a buyer, willing but not obliged to buy.
- (7) WRITING. Shall include handwriting, typewriting, printing, photo-offset or any other form of reproduction in legible symbols or characters.
- (8) WRITTEN NOTICE. Notification in writing delivered in person to the individual or to the parties intended, or delivered at or sent by certified mail to the last business address known to

the party giving notice.

9.22 GRADING OF LOTS .

- (1) Lots and parcels shall be graded to provide for diversion of water away from buildings and structures and in such a manner as to prevent the accumulation of stagnant water.
- (2) Where an existing lot grade is changed as a result of construction, regrading, filling or removal of soil, and paving, the grading shall be done in such a manner that water will not be diverted onto adjacent properties.

9.23 PRECAUTIONS DURING BUILDING OPERATIONS . (Am. #2768)

- (1) The provisions of this section shall apply to all construction operations in connection with the erection, alteration, repair, removal or demolition of buildings and structures. Nothing herein contained shall be construed to nullify any rules, regulations or statutes of State or Federal agencies governing the protection of the public or workmen from health or other hazards.
- (2) TEMPORARY ENCROACHMENTS. Subject to the approval of the Division of Housing Services, sidewalk sheds, underpinning and other protective guards and devices may project beyond street right-of-way lines where required to insure the safety of adjoining property and the public.
- (3) LOADING. No person shall load any structure, temporary support, scaffolding, sidewalk bridge or sidewalk shed or any other device during construction or demolition of any building or structure in excess of its safe working capacity.
- (4) UNSAFE EQUIPMENT. Whenever any doubt arises as to the structural quality or strength of scaffolding plank or construction equipment such material shall be replaced, provided the Division of Housing Services may accept a strength test to 2 1/2 times the super-imposed live load to which the structural member is to be subjected. The use of suspect scaffolding or construction equipment shall be prohibited until tested or replaced.
- (5) UNSAFE CONDITIONS. Where any unsafe or illegal condition exists the Division of Housing Services shall notify the owner and direct him to take necessary action to remove the hazard or violation. Unless the owner shall take action to comply with the orders within 24 hours the Division of Housing Services shall have full power to correct the unsafe conditions and the expenses incurred shall be assessed and collected as a special tax upon the property.
- (6) EXISTING BUILDINGS.
 - (a) All existing and adjoining public and private property shall be protected from damage incidental to the construction operations.
 - (b) Whenever a building is hereafter erected, enlarged or increased in height so that a wall, along or within 3 feet of a lot line, extends above the top of an existing chimney or vent of an existing adjoining building, the owner of the building so erected, enlarged or increased in height shall carry up, at his own expense and with the consent of the adjoining property owner, either independently or within his own building, all chimneys and vents connected to liquid or solid fuel burning appliances. The construction of an extended chimney shall conform to the requirements of new chimneys.
 - (c) The owner of the new or altered structure shall preserve all adjoining independent and party walls from damage and shall underpin where necessary and support the adjoining building or structure with approved foundations.
 - (d) Wherever a party wall is exposed the owner of the new or altered property shall

preserve the party wall from damage and support it at his own expense. The wall shall be made weatherproof and structurally safe by adequate bracing until such time as permanent structural supports have been provided. Beam holes in party walls, exposed as a result of the work, shall be bricked up and wall anchors bent over at beam ends at the expense of the owner of the building or structure under work. No party wall balcony or horizontal exit shall be destroyed or rendered useless until a substitute means of egress has been approved by the Division of Housing Services.

(e) When a new building or demolition of an existing building is being prosecuted at a greater height, the roof, roof outlets and roof structure of adjoining buildings shall be protected with adequate safeguards by the person doing the work.

(7) PROTECTION OF PUBLIC AND WORKMEN.

(a) Generally . Whenever a building or structure is erected, altered, repaired, removed or demolished, the operation shall be conducted in a safe manner and suitable protection for the general public and workmen employed thereon shall be provided.

(b) Fences . (Am. #1955; #2967) Every construction operation located 5 feet or less from a street right-of-way line shall be enclosed with a fence not less than 8 feet in height. When located more than 5 feet from the street right-of-way line, a fence or other barrier shall be erected when required by the Division of Housing Services. All fences shall be adequate in strength to withstand high winds.

(c) Sidewalk Bridges . Whenever ground is excavated under a sidewalk, a sidewalk bridge shall be constructed not less than 4 feet wide, or a protected walkway of equal width shall be erected in the street, providing the Division of Housing Services has authorized the street occupancy.

(d) Sidewalk Sheds .

1. Whenever any building or structure, or part thereof, which is located within 10 feet of the street right-of-way line is being erected or where a building 40 feet or more in height within 10 feet of the street right-of-way line is being demolished, a sidewalk shed shall be erected and maintained for the full length of the building on all street fronts for the entire time the work is performed on the exterior of the building.

2. An adequately lighted walkway not less than 4 feet wide and 8 feet in height in the clear shall be maintained under all sidewalk sheds for pedestrians. Where ramps are required, they shall not exceed a gradient of one in 10.

(e) Watchman . Whenever a building is being demolished, erected or altered, a watchman shall be employed to warn the general public when intermittent hazardous operations are being conducted across the sidewalk or walkway.

(8) EXCAVATIONS.

(a) Temporary Support . Until permanent support has been provided, all excavations shall be safeguarded and protected by the person causing the excavation to be made. Where necessary, such excavations shall be retained by temporary retaining wall, sheet piling and bracing or other approved methods of supporting the adjacent earth.

(b) Adjoining Property .

1. Before any excavation or demolition is undertaken, license shall be afforded, by the owner and tenants, to enter upon adjoining property to the person undertaking such work, prior to the commencement and at reasonable periods during the progress of the work.

2. The person doing the work shall, before starting the work, give at least one

week's notice to the owners of each neighboring building, the safety of which may be affected. Having received consent to enter the buildings, he shall make the necessary provisions to protect the buildings structurally and to insure it against damage by the elements which may ensue from the work.

3. If license to enter is not afforded, then the adjoining owner shall have the entire responsibility of providing both temporary and permanent support of the premises at his own expense.

4. If the person who causes the work to be done has reason to believe that an adjoining building or structure is unsafe, he shall forthwith notify the Division of Housing Services in writing. The Division of Housing Services shall inspect such premises, and if the structure is found to be unsafe, he shall order it repaired or razed.

(c) Excavations Other Than for Construction Purposes . Excavations made for removing soil, earth, sand, gravel, rock or other materials shall be performed in such a manner as will prevent injury to neighboring properties or to the street which adjoins the lot where such materials are excavated, and to safeguard the general public health and welfare.

(9) REGULATION OF LOTS.

(a) Grading . When a building has been demolished and no building operation has been projected or approved, the foundation shall be removed to a level at least 3 feet below grade and the vacant lot shall be filled, graded and maintained in conformity to established street grades at curb level. The lot shall be maintained free from the accumulation of rubbish and all other unsafe or hazardous conditions which endanger the life or health of the public. Provisions shall be made to prevent the accumulation of stagnant water and to prevent the diversion of water onto adjoining property.

1. The top 4 inches or more of finish grade shall be earth capable of supporting and nurturing grass. Grass seed shall be planted to prevent erosion and dusting.

2. In commercial and industrial areas where no building operation has been projected or approved and where the vacant lot will be used for approved parking, the lot shall be surfaced as required for parking areas as set forth in the Zoning Code.

(b) Utility Connections . Before a building can be demolished or removed, the owner or agent shall notify all utilities having service connections within the building, such as water, electric, gas, sewer and other connections. A permit to demolish or remove a building shall not be issued until it is ascertained that service connections and appurtenant equipment such as meters and regulators have been removed or sealed and plugged in a safe manner.

(10) STORAGE OF MATERIALS. All materials shall be stored and placed so as not to endanger the public, the workmen or adjoining property.

(a) Design Capacity . Materials or equipment stored within the building, or on sidewalk sheds or scaffolds shall be so placed so as not to overload any part of the construction beyond its design capacity, nor to interfere with the safe prosecution of the work.

(b) Special Loading . Unless the construction is designed for special loading, materials stored on sidewalk sheds and scaffolds shall not exceed one day's supply. All materials shall be arranged in an orderly manner and height to permit removal of individual pieces without endangering the stability of the pile.

(c) Pedestrian Walkways . No material shall be stored on the street right-of-way without authorization from the Building Inspector. When so stored they shall not unduly interfere with vehicular or the orderly travel of pedestrians. Piles shall be arranged to

afford a walkway not less than four feet wide, unobstructed for its full length and adequately lighted at night and at all times necessary for safe use by the public.

(d) Obstructions . Material and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, utility boxes, catch basins or manholes nor shall they be located nearer than 20 feet to an intersection or so placed as to obstruct normal observations of traffic signals.

(11) **REMOVAL OF WASTE MATERIAL.** No material shall be dropped by gravity or thrown outside the exterior walls of a building during erection or demolition. Wood or metal chutes shall be provided for this purpose and any material which in its removal will cause an excessive amount of dust shall be wet down to prevent the creation of a nuisance.

(12) **SCAFFOLDS.** All scaffolds shall be designed to support 2 1/2 times the superimposed live load to be placed thereon, but in no case less than 120 pounds per square foot.

(13) **LADDERS.** Temporary ladders when permitted for access to floors before stairways are installed, or which are designed for other working purposes, shall extend not less than 42 inches above the floor level they serve.

(14) **LIGHTING.** All stairways and all parts of buildings under erection, repair or demolition shall be adequately lighted while persons are engaged at work.

(15) **FIRE HAZARDS.**

(a) Temporary Heating . Whenever salamanders or other heating devices are used for temporary heating, all regulations as to maximum temperature, distance from combustible materials, spark arrestors, removal of noxious gases and other requirements of the Division of Housing Services shall be fully observed. When the source of heat consists of salamanders or other open flame devices, temporary canvas enclosures shall be flame and fire retardant.

(b) Steam Boilers . All temporary or permanent high pressure boilers shall be operated only by licensed operating engineers. When located within a building or within 10 feet thereof, all such boilers shall be enclosed in approved fire-rated construction.

(c) Storage of Flammables . Storage of gasoline, oils, paints and other highly flammable materials shall be permitted only as specified in Chapter 6 of this Municipal Code and when stored in safety containers. The storage of larger quantities may be approved by the Chief of the Fire Department when stored in separate containers, compartments or enclosures of noncombustible construction.

(d) Fire Extinguishing Equipment . Fire extinguishers, auxiliary fire fighting tools or other portable extinguishing equipment shall be installed and maintained on all floors of a construction operation in accessible locations.

(16) **HEALTH HAZARDS.**

(a) Every construction or maintenance operation which results in the diffusion of dust, stone and other small particles, toxic gases or other harmful substances in quantities hazardous to health shall be safeguarded by means of local ventilation or other protective devices to insure the safety of the public and the workmen.

(b) Removal of Dust . Dusts, sand blasts or other harmful agents when occurring in construction operations shall be disposed of at or near the point of origin to prevent their diffusion over adjoining premises or streets.

9.24 GARAGES AND ACCESSORY STRUCTURES .

(1) **PURPOSE.** The provisions of this section shall control the design and construction of

private garages and other accessory structures which are incidental to one- and 2-family dwellings.

(2) ATTACHED GARAGES. (Am. #2967)

(a) Location . An attached garage shall be one which is constructed as an integral part of a dwelling unit, is in the basement of a dwelling unit, is intended to become an integral part of a dwelling unit or is within 6 feet of a dwelling unit, measuring from outside face of wall to outside face of wall, whether or not such garage is connected to the house in any manner at the time of construction.

(b) Construction . The foundation, walls, floor, ceiling and roof of an attached garage shall be designed and constructed as required for single- and 2-family buildings.

(c) Fire Separation . (Am. #1955) Attached garages shall be separated from dwelling units as provided in Section COMM 21.08(1), Wis. Adm. Code.

(3) DETACHED GARAGES. (Am. #2967)

(a) Location . A detached garage shall be one which is not connected, or intended to be connected, to a dwelling unit or other accessory structure and is not nearer to a dwelling unit or other accessory structure than 6 feet.

(b) Foundation . Detached garages may be built on a monolithic concrete slab not less than 4 inches thick with the edges thickened to not less than 8 inches for a distance not less than 12 inches from the edge of the entire perimeter of the slab inward.

(c) Walls . Walls of detached garages may have 2-inch by 4-inch studs not more than 24 inches on center. The exterior walls shall have a covering of 1/2 inch fiber board sheathing and shall be sided with an approved material.

1. The sheathing may be omitted where 1-inch by 4-inch diagonal bracing or other approved methods of bracing are provided.

2. Top plates may be single provided all rafters occur over studs and 2-inch by 4-inch collar ties are provided not less than 48 inches on center.

(d) Roofs and Ceilings . (Am. #1955) Roofs and ceilings shall conform to the requirements of Sections COMM 21.27 and COMM 21.28, Wis. Adm. Code.

(4) HEADERS. (Am. #1955; #2967) Headers in garages and accessory structures shall be as set forth in Section COMM 21.25(3), Wis. Adm. Code.

(5) SHEDS.

(a) Freestanding Sheds . (Am. #1955; #2967) Freestanding sheds not exceeding 70 square feet in area need not be built on a foundation, but shall be anchored to resist displacement and movement by wind, large animals and vandals. They shall be designed to support all loads as set forth in Section COMM 21.02, Wis. Adm. Code.

(b) Attached Sheds . Sheds attached to dwelling units, other accessory structures or exceeding 70 square feet in area, shall be constructed according to the requirements of attached garages.

(6) PATIOS AND CARPORTS.

(a) Patios and carports shall be designed and constructed to resist all loads as specified in Section COMM 21.02, Wis. Adm. Code. (Am. #1955; #2967)

(b) Freestanding patios or carports, or patios or carports attached to other detached accessory structures, may have foundations as required for detached garages.

(c) Patios or carports which are attached to dwelling units or other attached accessory structures shall have foundations as required for attached garages.

(d) Roofs of all patios and carports shall be firmly anchored to the foundation in an approved manner to avoid uplift or overturning by wind.

9.25 MOVING AND DEMOLITION OF BUILDINGS .

(1) **PURPOSE.** (Am. #2802) The provisions of this section shall control the demolition, removal and reduction in size of buildings or structures. The provisions of §9.23 of this chapter shall be applied, in addition to this section, to all work done under this section. The following conditions shall also apply to buildings located in the Downtown Beloit Business Improvement District:

(a) Before a permit to move, demolish or reduce the size of a building is granted, the party applying for the permit must submit a plan for redevelopment of the site and meet with the Community Development Director to review the plan.

(b) After the redevelopment plan is submitted and the meeting with the Community Development Director has occurred, the plan shall be sent to the Plan Commission and the City Council for approval and the party seeking the permit must wait no less than 45 days before demolition, reduction or removal of the building.

(2) **INSURANCE AND BONDING.**

(a) **Required** . (Am. #2768) Before a permit to move, demolish or reduce the size of a building is granted, the party applying for the permit shall file with the Division of Housing Services liability insurance and surety bonds as set forth below.

(b) **Insurance** . The insurance shall protect the City against any claim, suit or judgment and cost and expenses, agreeing to save the City harmless. The insurance shall provide minimum coverage as set forth herein.

1. For minor residential areas:

Property damage . . . \$10,000

Liability for injury to one person . . . 50,000

Liability arising out of one accident . . . 100,000

2. For major residential, commercial and industrial areas:

Property damage . . . \$300,000

Liability for injury to one person . . . 50,000

Liability arising out of one accident . . . 100,000

(c) **Bonding** . In addition to required insurance, a surety bond in the amount of \$10,000, conditioned on paying for any damage which may be done to any City street or City property which may be damaged in connection with the work done, shall be filed.

(d) **Attorney Approval** . Before a permit is issued the required insurance and bond shall be forwarded to the City Attorney, who shall approve or disapprove such insurance or bond upon his opinion of adequacy of protection.

(e) **Additional Coverage** . (Am. #2768) Where the Division of Housing Services, City Engineer or City Attorney shall determine that the amounts of coverage provided in this section are insufficient, they may require additional coverage in amounts reasonable to protect public and private property.

(3) **EQUIPMENT.** All equipment used for work done under this section shall be maintained in a safe condition and shall be capable of doing the work by using the equipment according to its recommended and accepted normal operating procedure. Equipment designed to travel over

the highway shall be licensed for the current year and shall carry insurance.

(4) **MOVING BUILDINGS.** (Am. #2768)

(a) Relocation . Buildings or structures may not be moved into the City or relocated from one lot to another lot within the City unless the Building Inspector shall determine that the building is, or will be, in substantial compliance with this Code as it requires for new buildings.

(b) Route . Every application to move a building or structure shall set forth, in detail, a description of the building proposed to be moved and the route to be followed in moving the building. No permit shall be issued until the Division of Housing Services and City Engineer have approved the route to be followed, in writing. Where the Division of Housing Services or City Engineer shall determine that the size of the building will cause damage to trees, streets, highways or other property, the permit may be conditioned upon a reduction in the size of the building prior to the moving of the building.

(c) Time of Moving . The moving of buildings or structures along streets or alleys shall be done during daylight hours and shall continue during that period without interruption. No building shall be allowed to remain overnight on any street, highway or bridge. Where the Division of Housing Services shall determine that the moving will interfere with the orderly movement of traffic along busy streets he may require that the moving be done during the night time as well as during daylight, or that the entire operation be conducted during the night time.

(d) Warning to Public . The person moving a building or structure shall employ such workmen and devices as to give adequate warning to vehicles, pedestrians and the public along the way, both preceding and following the building being moved.

(e) Trimming of Trees . Where it is necessary to trim or remove trees along the route such trimming or removal shall be under the supervision of the Director of Public Works, or his authorized representative.

(f) Completion . The Division of Housing Services shall be notified when the building has reached its destination, or has been removed from the City limits. Such notification shall be given within 24 hours and shall cause the Division of Housing Services to survey the route taken to determine any damage.

(5) **DEMOLITION AND REDUCTION IN SIZE.** No building shall be demolished or reduced in size until a permit has been issued for the work. Where the building or structure, or the reduction in size, is less than 500 square feet in area, is not more than 15 feet in height and the work does not endanger the public or adjoining property, the fee for the permit may be waived and required insurance and bonding may be waived.

9.26 SWIMMING POOLS .

(1) The provisions of this section shall control the installation, alteration, repairs, enlargement and maintenance of all swimming pools, whether existing or hereafter erected.

(2) **PERMITS.**

(a) No person shall proceed with any installation, alteration or enlargement of a swimming pool without having first obtained a permit issued under this chapter.

(b) The provisions of this chapter shall not apply to pools having a depth capacity of less than 2 feet.

(3) **PONDS AND POOLS.** Artificial pools of water having a depth capacity of 2 feet or more, whether or not intended for swimming or wading purposes, shall conform to the requirements of

this chapter.

(4) **LOCATION.** No portion of a pool including pumps, filters and disinfection equipment, located outside a building shall be located less than 8 feet from any side or rear property line, nor less than 30 feet from any property line having street frontage.

(5) **FENCES.** All outdoor swimming pools shall be completely enclosed by a fence not less than 4 feet 6 inches in height above the ground level directly below. Where gates are provided, they shall be at least the minimum height required for the fence and shall be equipped with self-closing and self-latching devices placed at the top of the gate. Fences and gates shall be constructed of not less than 11 gauge corrosion resistant woven wire or other approved material. Fence posts shall be decay and corrosion resistant and shall be set in concrete bases.

(6) **PURIFICATION.**

(a) Supply and Circulation . Circulated water and make-up water shall conform to regulations controlling plumbing.

(b) Emptying . All pools shall be equipped with facilities for completely emptying the pool. The rate of discharge shall not exceed 200 gallons per minute. Pools shall discharge to a storm sewer, but no direct connections to the sewer shall be permitted.

(c) Disinfection .

1. Equipment shall be provided for the disinfection of all pool water. Disinfection equipment utilizing chlorine compounds shall have the capacity to maintain a free chlorine residual of 0.5 parts per million.

2. Gaseous chlorination systems shall not be used as a means of disinfecting pool water.

3. Disinfection methods using materials other than chlorine compounds shall be subject to the approval of the City Sanitarian or his authorized representative.

(7) **ELECTRICAL REQUIREMENTS.**

(a) Compliance With Regulations . All electrical installations provided for and used in conjunction with pools shall conform to the regulations controlling electrical supply and equipment.

(b) Proximity to Pool . No current carrying electrical conductors shall be less than 15 feet from any pool, whether to the side of, underground or overhead.

(c) Metal . Metal fences, enclosures, railings and pool walls shall be effectively grounded to prevent accidental electrical charging.

(8) **LIFELINES.** Pools having a depth capacity of 4 feet or more shall be equipped with not less than one throwing ring buoy. Such buoys shall be not less than 15 inches in diameter and shall be attached to a line which shall be not less than 3/16 inch thick and 1 1/2 times the maximum reach of the pool.

(9) **INSPECTIONS.** (Am. #2768; #2807) Public swimming pools shall be periodically inspected by the Health Department to determine compliance with ordinances regarding health, sanitation and safety, whether under this chapter or other applicable codes, ordinances, statutes or regulations. The provisions of this section shall not be deemed to prevent enforcement of the provisions of this section of the chapter by the Division of Housing Services. In this subsection, the phrase "public swimming pool" shall have the meaning prescribed by §17.17(3) of the City Ordinances.

9.28 FEE SCHEDULE .

(1) REQUIRED. Before receiving a building permit, the owner or his agent shall pay into the city treasury a fee as herein set out.

(2) NEW BUILDINGS. Floor area shall be construed to mean areas intended for habitable use in dwellings and usable space in commercial buildings. Such area, both residential and commercial, shall include, but is not limited to, basements located partly underground but having 3 feet or more of its floor to ceiling height above the average grade of the adjoining ground. Alterations which add more floor area within an existing building shall be deemed to be additions to buildings and the fee will be computed as an addition.

(a) Residential Dwelling Units . (Am. #2021; #2630; Rep. & recr. #3111)

1. *Building permit fee.* The fee for a building permit shall be \$5 for every 100 square feet or fraction thereof of floor area, but not less than \$50.

2. *Impact fee.*

a. Purpose. The purpose of this subsection is to impose an impact fee authorized by Section 66.0167 Stats. The impact fee is being imposed for the purpose of offsetting the capital costs of providing new or enlarged park facilities to serve residential development in the City of Beloit.

b. Definitions.

(i) "Capital costs" means the capital costs incurred by the city to construct, expand or improve park facilities, including the legal, engineering and design costs to construct, expand or improve park facilities. Not more than 10 percent of capital costs may consist of legal, engineering and design costs unless the city can demonstrate that those costs relate directly to the public improvement for which the impact fee is imposed. "Capital costs" does not include other noncapital costs to construct, expand or improve park facilities or the cost of equipment to construct, expand or improve park facilities.

(ii) "Developer" means a person who constructs or creates a land development.

(iii) "Land development" means the construction or modification of improvements to real estate that creates additional residential dwelling units within the city.

(iv) "Impact fee" means a cash payment imposed upon a developer by the city for each residential dwelling unit in a land development.

(v) "Park facilities" means improvements to parks, playgrounds, open spaces and other land devoted to public use for recreational purposes. "Park facilities" does not include facilities owned by a school district.

(vi) "Service area" means a geographic area delineated by the city within which there are public park facilities.

c. Park Facilities Needs Assessment. The impact fee imposed by this subsection is the result of:

(i) A public parks facilities needs assessment prepared by R.H. Batterman & Co., Inc. and Mid-America Planning Services, Inc. dated November 4, 2003; and

- (ii) The 2001-2005 parks and open space plan of the City of Beloit.

Both documents are on file in the office of the Planning Division and are available for inspection and/or copying. The public parks facilities needs assessment includes:

- (i) An inventory of existing public park facilities, including an identification of any existing deficiencies in the quantity or quality of those park facilities for which an impact fee is imposed.
- (ii) An identification of new park improvements or park expansions required to serve land developments for which impact fees may be imposed.
- (iii) A detailed estimate of the capital costs for new park improvements and expansions identified in the park facilities needs assessment.

d. Standards for Imposition of Impact Fees. The impact fees imposed by this subsection must conform to the following standards:

- (i) The impact fees must bear a rational relationship to the need for new, expanded or improved public park facilities required to serve a land development.
- (ii) The impact fees must be based upon actual capital costs or reasonable estimates of capital costs for new, expanded or improved public facilities.
- (iii) Impact fees must not include amounts necessary to address deficiencies in existing public park facilities.

e. Amount of Impact Fee. An impact fee of \$308.74 shall be imposed on each new dwelling unit to offset the capital costs associated with expanded, improved or new park facilities.

f. Payment of Impact Fees. Impact fees shall be paid by the developer to the City before a building permit is issued and before land development activities commence.

g. Reduction of Impact Fees. Impact fees imposed under this subsection may be reduced under the following circumstances:

- (i) To compensate for money received from federal or state governments to pay for capital costs for park facilities for which the impact fee is imposed.
- (ii) On land development involving low-cost housing, except that no amount of an impact fee reduction or exemption may be shifted to another development in the City.

h. Revenue from Impact Fees. Revenue from impact fees shall be placed in a separate, interest-bearing account and be accounted for separately from the other City funds. Impact fees may be expended only for the capital costs of public park facilities for which the impact fees were imposed.

i. Refund of Impact Fees. Impact fees collected and imposed under this subsection shall be used within 20 years of the date the fees were collected by the City. If the impact fees are not used within 20 years from

the date of collection, the City shall refund the impact fees to the developer.

j. Appeal. A developer aggrieved by the imposition of an impact fee under this subsection may appeal or seek review of the decision imposing the fee pursuant to §1.15 of the City Ordinances. Filing of a request for review or an appeal shall not negate the requirement that an impact fee be paid prior to the issuance of a building permit.

(b) Residential Garages, Carports and Other Small Accessory Buildings . (Am. #2021; #2630) \$5 for every 100 square feet or fraction thereof of floor area, but not less than \$25.

(c) Commercial and Industrial Buildings . (Am. #2021; #2857; #3021)

TABLE INSET:

Floor Area	Fee
First 1,000 sq. ft.	\$150.00
Next 9,000 sq. ft.	\$5.00/100 sq. ft. or fraction thereof
Next 40,000 sq. ft.	\$4.00/100 sq. ft. or fraction thereof
Over 50,000 sq. ft.	\$2,150.00 plus \$2.50/100 sq. ft. or fraction thereof in excess of 50,000 sq. ft.

(d) Unheated Commercial and Industrial Warehouses and Storage Buildings . (Am. #2021; #2857; #3021)

TABLE INSET:

Floor Area	Fee
First 10,000 sq. ft.	\$5.00/100 sq. ft. or fraction thereof, but not less than \$75.00
Over 10,000 sq. ft.	\$500.00 plus \$2.50/100 sq. ft. or fraction thereof in excess of 10,000 sq. ft.

(e) Wireless Communication Equipment Facilities . (Cr. #2768) \$145.

(f) Wireless Communication Towers . (Cr. #2768) \$145.

(3) ADDITIONS. (Am. #2021) Additions shall be construed to mean additions of floor area to an existing building where the addition does not exceed the area of the existing building. If the proposed addition exceeds the floor area of the existing building, the fee shall be computed on the basis of a new building.

(a) Residential Dwelling Units . (Am. #2630; #3021) \$5 for every 100 square feet or fraction thereof of floor area, but not less than \$75.

(b) Residential Garages, Carports and Other Small Accessory Buildings . (Am. #2630) \$5 for every 100 square feet or fraction thereof of floor area, but not less than \$25.

(c) Commercial . (Am. #2857; #3021)

TABLE INSET:

Floor Area	Fee
First 1,000 sq. ft.	\$100.00

Next 9,000 sq. ft.	\$5.00/100 sq. ft. or fraction thereof
Over 10,000 sq. ft.	\$525.00 plus \$2.50/100 sq. ft. or fraction thereof in excess of 10,000 sq. ft.

(d) Unheated Commercial and Industrial Warehouses and Storage Buildings . (Am. #2857; #3021)

TABLE INSET:

Floor Area	Fee
First 10,000 sq. ft.	\$5.00/100 sq. ft. or fraction thereof but not less than \$100.00
Over 10,000 sq. ft.	\$450.00 plus \$2.50/100 sq. ft. or fraction thereof in excess of 10,000 sq. ft.

(e) Wireless Communication Equipment Facilities . (Cr. #2768) \$30.

(f) Wireless Communication Towers . (Cr. #2768) \$30.

(4) ALTERATIONS AND REPAIRS. (Am. #2021) Value shall be construed to mean the dollar value of the work as established by the average prevailing rate or charge for such work in community. The following fees are for alterations and repairs on residential and commercial property.

TABLE INSET:

Floor Area	Fee
First \$1,000 of value	\$15
Next \$49,000 of value	\$4 for every \$1,000 or fraction thereof
Over \$50,000 of value	\$211 plus \$3 for every \$1,000 or fraction of in excess of \$50,000

(5) FIRE ESCAPES. (Am. #2021) \$15.

(6) MOVING BUILDINGS. (Am. #2021; #2857)

(a) Accessory Buildings . Small accessory buildings not exceeding 500 square feet in area, 20 feet in width or 13 feet in height. \$25 for each day or fraction of a day the building is on a public right-of-way.

(b) Other Buildings . \$50 plus \$15 for each day, or fraction thereof, the building is on a public right-of-way.

(7) WRECKING. (Am. #2021; #2630)

(a) Buildings Under 3,000 Square Feet . Single-family and 2-family residences and small commercial buildings having an area of not more than 3,000 square feet, \$50.

(b) Other Buildings . \$50 for the first 3,000 square feet, plus \$5 for every 1,000 square feet, or fraction thereof, in excess of 3,000 square feet.

(8) OCCUPANCY OR CHANGE IN USE PERMIT. (Am. #2021; #2630)

(a) Residential . \$25 per dwelling unit, but not more than \$500.

(b) Nonresidential . \$100.

(9) ELEVATOR AND POWER LIFTING DEVICES. \$15.

(10) CANOPIES OR MARQUEES. (Am. #2021; #2857) \$0.10 for every square foot of surface

area, but not less than \$25.

(11) SWIMMING POOLS. (Am. #2021; #2857) \$15 fee.

(12) UNDERGROUND OR ABOVEGROUND STORAGE TANKS. (Am. #2279; #2415; #2694) Installation or removal of registered underground or aboveground storage tanks for flammable or combustible liquids shall be subject to a fee of \$20 for each 1,000 gallons, or fraction thereof, but not less than \$25. Removal of unregistered underground or aboveground storage tanks for flammable or combustible liquids shall be subject to a fee of \$50 for each 1,000 gallons of capacity or fraction thereof, but not less than \$200. Storage tank system upgrades shall be \$20 per tank and related piping but not less than \$25.

(13) PLAN APPROVALS. (Am. #2021; #2630; #2768; #2967; #3021) Plan approval fees shall be charged in accordance with:

(a) The fees for approval of general building plans, including new construction and additions to existing construction, shall be the fees established by Chapters COMM 50 through 64 and COMM 66, Wis. Adm. Code.

(b) The fees for approval of heating, ventilating and air conditioning plans, when submitted separately from general building plans, shall be the fees established by Chapters COMM 50 through 64, Wis. Adm. Code.

(14) EARLY START PERMITS. (Am. #2021; #3021)

Fee

One- and 2-family dwellings . . . \$30.00

Buildings regulated under Chapters COMM 54 through 62, and COMM 66, Wis. Adm. Code (Am. #2967) . . . 75.00

(15) REINSPECTIONS . . . 15.00

(16) RENEWAL OF PERMIT (Am. #2857) . . . 15.00

(17) MOBILE HOMES . . . 20.00

(18) FENCES . . . 5.00

(19) SATELLITE TELEVISION ANTENNA. (Cr. #2021) . . . 10.00

(20) FAILURE TO CALL FOR REQUIRED INSPECTION. (Cr. #2021) . . . 15.00



April 30, 2010

To Whom It May Concern:

The City of Beloit does not assess any one-time impact fee based on industrial development.

Sincerely,

Tom Clippert
Director of Housing Services
City of Beloit

TAX LEVY BY YEAR					
	2005	2006	2007	2008	2009
State	\$ 260,289	\$ 258,158	\$ 276,772	\$ 291,683	\$ 295,999
City	\$ 9,925,252	\$ 10,415,034	\$ 11,421,797	\$ 11,778,975	\$ 12,654,824
Rock Cnty	\$ 7,604,908	\$ 7,420,337	\$ 7,608,552	\$ 7,764,722	\$ 8,186,271
Blackhawk Tech	\$ 2,239,234	\$ 2,263,507	\$ 2,409,214	\$ 2,514,393	\$ 2,547,880
Beloit SD 0413	\$ 13,196,981	\$ 13,657,736	\$ 12,810,140	\$ 11,044,087	\$ 11,783,020
Clinton SD 1134	\$ 14,709	\$ 12,765	\$ 5,122	\$ 10,855	\$ 17,278.43
Turner SD 0422	\$ 267,624	\$ 337,974	\$ 350,437	\$ 280,395	\$ 420,018
Levy W/O TIF	\$ 33,508,998	\$ 34,365,512	\$ 34,882,033	\$ 33,685,109	\$ 35,905,291
TIF Levy	\$ 2,224,555	\$ 2,889,554	\$ 5,147,338	\$ 5,701,072	\$ 6,703,556
Levy W/TIF	\$ 35,733,552	\$ 37,255,065	\$ 40,029,371	\$ 39,386,181	\$ 42,608,847
LOTTERY AMOUNTS					
Clinton	\$98.00	\$119.34	\$101.75	\$92.09	\$89.47
Turner	\$92.95	\$107.87	\$92.16	\$89.00	\$81.06
Beloit/City	\$97.51	\$120.23	\$93.61	\$68.77	\$66.75
Net Tax Rates					
Clinton	\$ 24.725562960	\$ 23.522401173	\$ 23.348242345	\$ 24.066241774	\$ 26.630483553
Turner	\$ 24.185656110	\$ 22.544887524	\$ 22.417257118	\$ 23.720312325	\$ 25.559540534
Beloit/City	\$ 24.699315790	\$ 23.570267958	\$ 22.553811907	\$ 21.475208529	\$ 23.745448541



