

City of Janesville, WI - Production  
**Tax Map # 0413300001**  
**Parcel Id 24290**  
**3598 BELOIT Ave, Janesville**  
**City of Janesville Since Jan 2005**  
**PO Box 5005**  
**Janesville WI 53547-5005**

# #1 Zoning

<b>Class</b>	X4 X4 Local Exempt	<b>Property Type</b>	EXR 09 Exempt Real Prop
<b>Nbhd</b>	99 099 Exempt Or Part Exempt	<b>School District</b>	1 Janesville
<b>Zoning</b>	M1 M1-Light Industrial	<b>Zoning2</b>	M1 M1-Light Industrial
<b>Zoning3</b>	M1 M1-Light Industrial	<b>Size Total</b>	225.05 Acres
<b>FY</b>	2012	<b>Method Use</b>	Appraisal Cost
		<b>Appr. Value</b>	

## Parcel Info.

<b>Subdivision</b>	Commercial/	<b>Effective Year</b>	2005	<b>Inactive Year</b>	9999	<b>Legal</b>	0413300001
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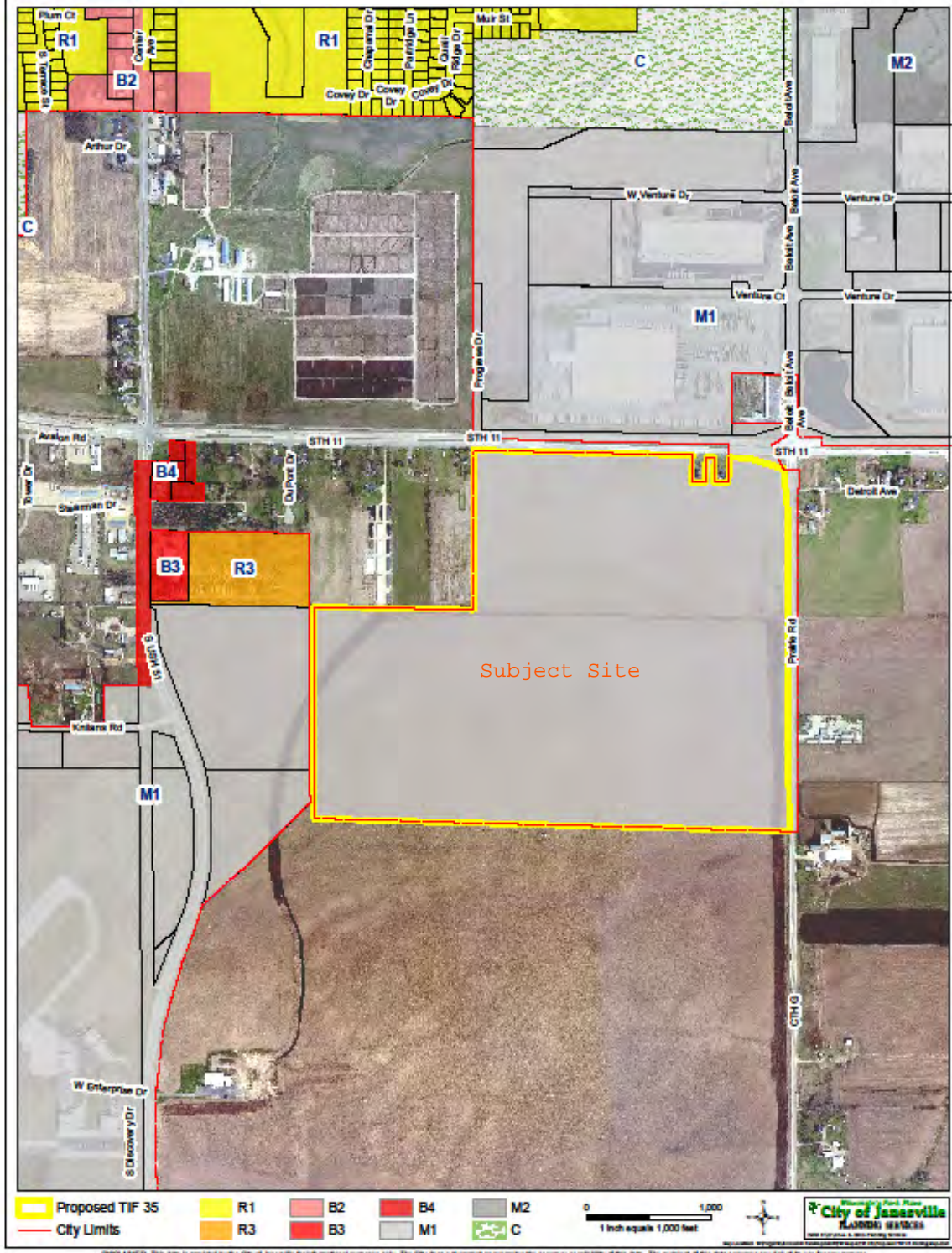
## Building Information

<b>Id</b>	<b>Effective Year</b>	<b>Location</b>
24290.0	2005	3598 BELOIT Ave
24290.1	2009	3100 BELOIT Ave
24290.2	2010	3200 BELOIT Ave

## Property Area

<b>Zoning</b>	M1 M1-Light Industrial	<b>Area</b>	0 0
<b>Nbhd</b>	99 099 Exempt Or Part Exempt	<b>Sub Nbhd</b>	999 999
<b>School Dist</b>	1 Janesville 2695		

# ZONING MAP



DISCLAIMER: This site is provided by the City of Jameville for informational purposes only. The City does not warrant or guarantee the accuracy or reliability of this data. The recipient of this data assumes any risk of its use for any purpose.

### 18.36.050 Industrial Districts.

**A. General Requirements.** Industrial district regulations are intended to govern the development and use of a full range of industrial establishments.

**1. Permitted Uses.** All buildings, structures and land, and the erection, construction, reconstruction, moving or structural alteration of such shall hereafter be used or occupied in conformity with all the provisions specified for the district in which it is located. No land or buildings shall be devoted to any use other than a use permitted in the industrial district in which such land, structures, or buildings shall be located.

**2. Nonconforming Uses.** All buildings, structures and land which were lawful before this title was adopted or amended and which become legally nonconforming as a result to the provisions of Section 18.32.060.

**3. Conditional Uses.** Conditional uses, as listed in each industrial district, may be allowed only in the industrial district indicated. The conditional use shall be subject to the issuance of conditional use permits in accordance with the procedures set forth in Section 18.24.040.

**4. Green Area.**

**a.** Green area shall be permanently provided and properly maintained on each lot devoted to any industrial use as set forth in each industrial zoning district. Such green area shall not be devoted to service driveways, walks, off-street parking spaces, loading berths, or other similar uses, but shall include landscaping such as grass, shrubs, bushes, rock gardens, trees, flowers, and other types of aesthetic treatment.

**b.** The green area requirement is based on gross lot area. Gross lot area does not include the area between the sidewalk and the future curb line as shown in the JATS plan; however such area may be used to fulfill up to twenty-five percent (25%) of the green area requirement if authorized by the Site Plan Review Coordinator. The Site Plan Review Coordinator may consider in his/her review of such a credit one or more of the following:

**i.** The quality and size of landscape plantings within the green areas provided on site, and installation of terrace trees within the adjoining terrace; and

**ii.** Redevelopment sites where the ability of providing green area in front of the building is limited; and

**iii.** The amount of green area provided in front of the building over the minimum requirement.

**c.** At least fifty percent of the green area shall be provided in the front or corner side yard between the principal building and the front or corner side property line.

**Driveway Openings.** Driveway openings shall be located at least forty feet (40') from a block corner. The maximum driveway opening shall be thirty-six feet (36') at the curb and thirty feet (30') at the sidewalk line. Where a driveway is in joint use with adjacent property, there shall be at least ten feet of drive on each parcel.

**6. Screening.** There shall be provided and maintained a permanent screening buffer strip at least ten feet in width along any boundary of any industrial district which adjoins or is opposite from a residence district. Such screening shall be a living hedge, shrubs or trees which at the time of planting shall be of sufficient density to effectively screen the industrial use from view of the adjoining or opposite residence district. Such screening shall be at the time of planting a minimum of three feet in height and shall within a period of four years attain a height of at least five feet. When such screening is located in the required front or corner side setback, the maximum height shall be thirty inches.

**7. Enclosure of Refuse Storage Area.** Trash or refuse storage areas are permitted outside the principal building provided that:

- a. Such storage areas are adequately screened from view from any point on the perimeter of the site except as approved otherwise by the site plan review coordinator;
- b. Such storage area enclosure shall be made of the same material as the immediate adjacent wall of the principal building or such material as would not detract from the immediate surrounding neighborhood as approved by the site plan review coordinator;
- c. Such storage area enclosure shall extend from the ground level to a minimum height of five feet and in no case shall be lower in height than that of trash receptacles.

This section shall not apply to refuse storage areas which were legally non-conforming prior to 11/13/00.

## **B. District Requirements.**

**1 MI - Light Industrial District.** The light industrial district is designed to provide a suitable environment for those industrial activities that require a pleasant environment which is substantially hazard and nuisance free and also for those activities which do not create appreciable hazards or nuisances.

### **a. General conditions:**

- i. Residential uses are prohibited except for watchman's quarters. Retail sales are prohibited except if incidental to the primary industrial use.
- ii. All uses shall be conducted in such manner so as not to exceed the standards established in Wisconsin Administrative Code, as amended, as it relates to noise, dust, fumes, gases and storage of flammable liquids.

All manufacturing activities shall be conducted within completely enclosed buildings except for off-street parking and loading. Outside storage of materials and merchandise shall be effectively screened from view when adjoining or opposite from a non-industrial zoned district.

- b. Permitted uses:**
- i.** Agriculture;
  - ii.** Any production, processing, assembling, cleaning, servicing, testing;
  - iii.** Building material sales;
  - iv.** Bakery, dairy and other food products;
  - v.** Bottling or distribution plants, milk or soft drinks;
  - vi.** Cleaning and dyeing establishments;
  - vii.** Contractors' offices and shops;
  - viii.** Parks, playgrounds and open spaces;
  - ix.** Frozen food stores, lockers;
  - x.** Garages for repair and servicing of motor vehicles including body repair, painting or motor rebuilding;
  - xi.** Greenhouses wholesale;
  - xii.** Laboratories - research, development and testing;
  - xiii.** Machine shops;
  - xiv.** Mail order houses;
  - xv.** Metal finishing, plating, grinding, sharpening, polishing, cleaning, rustproofing and heat treatment;
  - xvi.** Metal stamping;
  - xvii.** Miniwarehouses;
  - xviii.** Monument works including accessory open sale lots;
  - xix.** Parking lots and storage garages;
  - xx.** Plumbing, heating and ventilating;
  - xxi.** Printing and publishing;
  - xxii.** Public utility and public service facilities such as: sewage treatment plants, bus terminals, garages and lots, electric substations, gas regulator stations, telephone transmission equipment buildings, telephone exchanges, sewage lift stations, water pumping stations, water reservoirs, fire stations, public safety training facilities;
  - xxiii.** Storage and warehouse establishments including wholesaling;
  - xxiv.** Storage yards, but not including junk or salvage yards;
  - xxv.** Public recreation facilities.

**c. Conditional uses:** The following may be allowed in the M1 district subject to the provisions of Section 18.24.040, Conditional uses:

- i.** Industrial planned unit developments;
- ii.** Airports and heliports and aircraft landing fields;
- iii.** Railroad freight terminals, switching;
- iv.** Motor freight terminals;
- v.** Commercial uses if they are incidental to a permitted use;
- vi.** Correctional institutions.
- vii.** Archery lanes and rifle and pistol ranges within an enclosed building that has met the minimum NRA standards for safe ranges.
- viii.** Communication towers including but not limited to radio, television, microwave relay, cellular phone and all other towers. Television and radio antennas 30 feet or less in height are not included in this listing.
- ix.** Day Care Centers
- x.** Placement and operation of temporary and portable power generating equipment or facilities not to exceed two years;
- d. Lot area:** None.
- e. Lot width:** None.
- f. Maximum building height:** None.
- g. Minimum setback requirements:**
  - i.** Front yard, fifty feet;
  - ii.** Corner side yard, fifty feet;
  - iii.** Side yard, ten feet or none if common party fire wall provided;
  - iv.** Rear yard, twenty-five feet;
  - v.** Adjoining a residence district, where a building or structure is located on a lot which adjoins a residence district, a side yard setback equal in dimension to the height of the building or structure and a rear yard setback equal in dimension to the height of the building or structure, or fifty feet, whichever is greater, shall be provided.
- h. Green area:** Not less than twenty percent of the gross lot area shall be permanently set aside, planted and maintained as green area.
- i. Off-street parking and loading** shall be provided as required in Sections 18.32.070 and 18.32.080.

**2. M2 - General Industrial District.** The M2 general industrial district is designed to accommodate those industrial activities which may produce moderate nuisances or hazards in areas that are relatively remote from residential development in areas so designated on the comprehensive plan.

**a. General conditions:**

- i.** Residential uses are prohibited except for watchman's quarters. Retail sales are prohibited except if incidental to the primary industrial use.
- ii.** All uses shall be conducted in such manner so as not to exceed the standards established in Wisconsin Administrative Code, as amended, as it relates to noise, dust, fumes, gases and storage of flammable liquids.
- iii.** All manufacturing activities shall be conducted within completely enclosed buildings except for off-street parking and loading. Outside storage of materials and merchandise shall be effectively screened from view when adjoining or opposite from a nonindustrial zoned district.

**b. Permitted uses:**

- i.** Any use permitted in M1 district;

**c. Conditional uses:** The following may be allowed in M2 district subject to the provisions of Section 18.24.040, Conditional uses:

- i.** Industrial planned unit developments;
- ii.** Airports and heliports and aircraft landing fields;
- iii.** Asphalt and concrete batching or ready-mix plants located no closer than five hundred feet from a residence district;
- iv.** Chemical manufacturer;
- v.** Concrete products castings;
- vi.** Junkyards, salvage yards--provided they are licensed by the common council, fully screened, and located no closer than three hundred feet from a residence district;
- vii.** Motor freight terminals;
- viii.** Restaurant or commercial uses if they are incidental to a permitted use;
- ix.** Railroad freight terminals, railroad;
- x.** Storage of petroleum products;
- xi.** Archery lanes and rifle and pistol ranges within an enclosed building that has met the minimum NRA standards for safe ranges.
- xii.** Communication towers including but not limited to radio, television, microwave relay, cellular phone and all other towers. Television and radio antennas 30 feet or less in height are not included in this listing.
- xiii.** Placement and operation of temporary and portable power generating equipment or facilities not to exceed two years.

**d. Lot area:** None.

**Lot width:** None.

- f. **Maximum building height:** None.
- g. **Minimum Setback requirements:**
  - i. Front yard, twenty-five feet;
  - ii. Corner side yard, twenty-five feet;
  - iii. Side yard, ten feet or none if common party fire wall provided;
  - iv. Rear yard, twenty-five feet;
  - v. Adjoining a residence district, where a building or structure is

located on a lot which adjoins a residence district, side and rear yard setbacks equal in dimension to the height of the building or structure or one hundred feet whichever is greater, shall be provided.

h. **Green area:** Not less than ten percent of the gross lot and shall be permanently set aside, planted and maintained as green area.

i. **Off-street parking and loading** shall be provided as required in Sections 18.32.070 and 18.32.080.

**3. M3 - Central Light Industrial District.** The central light industrial district is designed to accommodate industrial activities that are substantially hazard and nuisance free, and commercial activities located around the central core of the city. The M3 regulations shall apply only to the land within the limits described below.

#### Area 1.

Beginning at the point where the centerline of West Court Street intersects the centerline of South Franklin Street, thence southeasterly along the centerline of South Franklin Street to the centerline of West Van Buren Street; thence northeasterly along the centerline of West Van Buren Street to the Rock River, thence northwesterly along the west bank of the Rock River to the centerline of West Court Street; thence southwesterly along the centerline of West Court Street to the point of beginning.

#### Area 2.

Beginning at the point where the centerline of East Centerway intersects the centerline of North Main Street; thence southwesterly along the centerline of West Centerway to the centerline of Center Avenue, thence south along the centerline of Center Avenue to the centerline of West Holmes Street; thence west along the centerline of West Holmes Street to the centerline of South Washington Street, hence south along the centerline of South Washington Street to the centerline of Johnson Street, then west along the centerline of Johnson Street to the centerline of the vacated South Terrace Street; thence south along the centerline of vacated South Terrace Street to the centerline of West Racine Street; thence east along the centerline of West Racine Street to the centerline of South Washington Street; thence south along the centerline of South Washington Street to the centerline of Rockport Road; thence west along the centerline of Rockport Road to the centerline of South Pearl Street; thence north along the centerline of South Pearl Street to the centerline of West Court Street, thence east along the centerline of West Court Street to the centerline of North Washington Street; thence north along the centerline of North Washington Street to the centerline of



West Wall Street; thence east one-half block along the centerline of West Wall Street to the centerline of an alley lying between North Washington Street and Madison Street from West Wall Street to Laurel Avenue, thence north along the centerline of said alley to the centerline of Laurel Avenue, thence northeasterly along the centerline of Laurel Avenue to a point where the east line of Lot 11 in Mitchell's Addition to the city of Janesville if extended in a southeasterly direction would intersect said centerline of Laurel Avenue; thence northwesterly along the said southeasterly extension of the east line of said Lot 11 through 13 to a point on the south lot line of Lot 14 in Mitchell's Addition to the city of Janesville, which is 198.72 feet southwesterly of the west line of North Academy Street; thence northeasterly along the south line of Lot 14 to a point 170 feet southwesterly of the westerly line of North Academy Street; thence northwesterly 15 feet parallel to and 170 feet southwesterly from the westerly line of North Academy Street, thence northeasterly along a line 15 feet north of and parallel to the southerly lot line of Lot 14 in said Mitchell's Addition to the centerline of North Academy Street, thence northwesterly along the centerline of North Academy Street to the centerline of Race Street; thence northeasterly along the centerline of Race Street to the centerline of North Franklin Street, thence northwesterly along the centerline of North Franklin Street to the centerline of Ravine Street; thence northeasterly along the centerline of Ravine Street to the centerline of North River Street; thence northwesterly along the centerline of North River Street to the west extension of the centerline of Hyatt Street, thence northeasterly along the centerline of Hyatt Street extended and Hyatt Street to the centerline of North Parker Drive, thence northwesterly along the centerline of North Parker Drive to the centerline of St. Mary's Court, thence west along the centerline of St. Mary's Court to the centerline of North Water Street, thence north along the centerline of North Water Street to the centerline of Sherman Avenue, thence easterly along the centerline of Sherman Avenue to the centerline of North Parker Drive, thence southerly, along the centerline of North Parker Drive to the centerline of East Memorial Drive, thence east along the centerline of East Memorial Drive to the centerline of Harding Street, thence south along the centerline of Harding Street to the centerline of Glen Street, thence southwesterly along the centerline of Glen Street to the centerline of Avon Street, thence southerly and westerly along the centerline of Avon Street to the centerline of North Main Street, thence southeasterly along the centerline of North Main Street to the centerline of East Centerway, which is the point of beginning.

**a. General conditions:**

- i.** Residential uses are prohibited except for watchman's quarters.
- ii.** All uses shall be conducted in such manner so as not to exceed the standards established in Wisconsin Administrative Code (as amended) as it relates to noise, dust, fumes, gases and storage of flammable liquids.
- iii.** All manufacturing activities shall be conducted within completely enclosed buildings except for off-street parking and loading. Outside storage of materials and merchandise shall be effectively screened from view when adjoining or opposite from a nonindustrial zoned district.

**b. Permitted uses:**

- i.** Uses permitted in the M1 district;
- ii.** Uses permitted in the B6 district.

**c. Conditional uses:** The following may be allowed in the M3 district subject to the provisions of Section 18.24.040, Conditional uses.

- i.** Industrial planned unit developments;
- ii.** Railroad freight terminals, switching yards, roundhouses;
- iii.** Motor freight terminals.
- iv.** Communication towers including but not limited to radio, television, microwave relay, cellular phone and all other towers. Television and radio antennas 30 feet or less in height are not included in this listing.

**d. Lot area:** None.

**e. Lot width:** None.

**f. Maximum building height:** None.

**g. Minimum setback requirements:**

- i.** Front yard, none except as provided below;
- ii.** Corner side yard, side yard, and rear yard, none except as provided below.

**I.** If a lot in the M3 district is situated adjoining a residence district, the following setback requirements shall apply:

(A) Side yard, eight feet;

(B) Rear yard, twenty-five feet.

The above setback requirements shall apply only to that portion of the lot adjoining the residence district.

**II.** If a lot in the M3 district is located on a U.S. or state highway as designated on the official numbering map of the city, the front, corner side, or rear yard setback shall be twenty-five feet for that front, corner side and/or rear yard of the lot which adjoins the designated highway.

**h. Green area:** None.

**i. Off-street parking and loading** shall be provided as required in Sections 18.32.070 and 18.32.080.

**4. M4 - Central General Industrial District.** The central general industrial district is designated to accommodate industrial activities which may be of moderate nuisance or hazard and commercial activities located around the central core of the city. The M4 regulations shall apply only to land within the limits described below.

Area 1.

Beginning at the point where the centerline of West Court Street intersects the centerline of South Franklin Street, thence southeasterly along the centerline of South Franklin Street to the centerline of West Van Buren Street; thence northeasterly along the centerline of West Van Buren Street to the Rock River, thence northwesterly along the west bank of the Rock River to the centerline of West Court Street; thence southwesterly along the centerline of West Court Street to the point of beginning.

## Area 2.

Beginning at the point where the centerline of East Centerway intersects the centerline of North Main Street; thence southwesterly along the centerline of West Centerway to the centerline of Center Avenue, thence south along the centerline of Center Avenue to the centerline of West Holmes Street; thence west along the centerline of West Holmes Street to the centerline of South Washington Street, thence south along the centerline of South Washington Street to the centerline of Johnson Street, thence west along the centerline of Johnson Street to the centerline of the vacated South Terrace Street; thence south along the centerline of vacated South Terrace Street to the centerline of West Racine Street; thence east along the centerline of West Racine Street to the centerline of South Washington Street; thence south along the centerline of South Washington Street to the centerline of Rockport Road; thence west along the centerline of Rockport Road to the centerline of South Pearl Street; thence north along the centerline of South Pearl Street to the centerline of West Court Street, thence east along the centerline of West Court Street to the centerline of North Washington Street; thence north along the centerline of North Washington Street to the centerline of West Wall Street; thence east one-half block along the centerline of West Wall Street to the centerline of an alley lying between North Washington Street and Madison Street from West Wall Street to Laurel Avenue, thence north along centerline of said alley to the centerline of Laurel Avenue, thence northeasterly along the centerline of Laurel Avenue to a point where the east line of Lot 11 in Mitchell's Addition to the city of Janesville if extended in a southeasterly direction would intersect said centerline of Laurel Avenue thence northwesterly along the said southeasterly extension of the east line of said Lot 11 through Lot 13 to a point on the south lot line of Lot 14 in Mitchell's Addition to the city of Janesville, which is 198.72 feet southwesterly of the west line of North Academy Street; thence northeasterly along the south line of Lot 14 to a point 170 feet southwesterly of the westerly line of North Academy Street; thence northwesterly 15 feet parallel to and 170 feet southwesterly from the westerly line of North Academy Street, thence northeasterly along a line 15 feet north of and parallel to the southerly lot line of Lot 14 in said Mitchell's Addition to the centerline of North Academy Street, thence northwesterly along the centerline of North Academy Street to the centerline of Race Street, thence northeasterly along the centerline of Race Street to the centerline of North Franklin Street, thence northwesterly along the centerline of North Franklin Street to the centerline of Ravine Street, thence northeasterly along the centerline of Ravine Street to the centerline of North River Street; thence northwesterly along the centerline of North River Street to the west extension of the centerline of Hyatt Street, thence northeasterly along the centerline of Hyatt Street extended and Hyatt Street to the centerline of North Parker Drive, thence northwesterly along the centerline of North Parker Drive to the centerline of St. Mary's Court, thence west along the centerline of St. Mary's Court to the centerline of North Water Street, thence north along the centerline of North Water Street to the centerline of Sherman Avenue, thence easterly along the centerline of Sherman Avenue to the centerline of North Parker Drive, thence southerly along the centerline of North Parker Drive to the centerline of East Memorial Drive, thence east along the centerline of East Memorial Drive to the centerline of Harding Street, thence south along the centerline of Glen Street, thence southwesterly along the centerline of Glen Street to the centerline of Avon Street, thence southerly and westerly along the centerline of Avon Street to the centerline of North Main Street, thence southeasterly along the centerline of North Main Street to the centerline of East Centerway, which is the point of beginning.

- a. General conditions:**
- i.** Residential uses are prohibited except for watchman's quarters.
  - ii.** All uses shall be conducted in such manner so as not to exceed the standards established in Wisconsin Administrative Code (as amended) as it relates to noise, dust, fumes, gases and storage of flammable liquids.
  - iii.** All manufacturing activities shall be conducted within completely enclosed buildings except for off-street parking and loading. Outside storage of materials and merchandise shall be effectively screened from view when adjoining or opposite from a non-industrial zoned district.
- b. Permitted uses**
- i.** Any use permitted in the M1 district;
  - ii.** Any use permitted in the B6 district.
- c. Conditional uses:** The following may be allowed in the M4 district subject to the provisions of Section 18.24.040, Conditional uses:
- i.** Industrial planned unit developments;
  - ii.** Asphalt and concrete batching or ready-mix plants located no closer than five hundred feet from a residence district;
  - iii.** Chemical manufacturer;
  - iv.** Concrete products castings;
  - v.** Junkyards, salvage yards--provided they are licensed by the common council, fully screened, and located no closer than three hundred feet from a residence district;
  - vi.** Motor freight terminals;
  - vii.** Railroad freight terminals, railroad;
  - viii.** Storage of petroleum products;
  - ix.** Communication towers including but not limited to radio, television, microwave relay, cellular phone and all other towers. Television and radio antennas 30 feet or less in height are not included in this listing.
- d. Lot area:** None.
- e. Lot width:** None.
- f. Minimum Setback requirements:** None.
- g. Setback requirements:**
- i.** Front yard, none except as provided below;
  - ii.** Corner side yard, side yard, and rear yard, none except as provided below.
- I.** If a lot in the M4 district is situated adjoining a residence district, the following setback requirements shall apply:
- (A)** Side yard, eight feet;
  - (B)** Rear yard, twenty-five feet.
- The above setback requirements shall apply only to that portion of the lot adjoining the residence district.
- II.** If a lot in the M4 district is located on a U.S. or state highway as designated on the official numbering map of the city, the front, corner side, or rear yard setback shall be twenty-five feet for that front, corner side and/or rear yard of the lot which adjoins the designated highway.
- h. Green area:** None.
- i. Off-Street parking and loading** shall be provided as required in Sections 18.32.070 and 18.32.080.