



## NOTICE TO THE PUBLIC

August 2, 2013

To Whom It May Concern:

Hendricks Commercial Properties has filed an application requesting a Variance to Section 5-439(b)(4) of the City of Beloit Floodplain Zoning Ordinance to allow modifications to a nonconforming structure that will exceed fifty (50) percent of its present equalized assessed value without bringing the structure into complete compliance with the floodplain standards, for the Ironworks property located at:

**701 Third Street.**

The applicant has proposed the substantial renovation of the southern half of the Ironworks facility, including partial demolition and the creation of a new west-east driveway leading from Third Street to a cul-de-sac near the river. The space to the north of the driveway will be renovated and retained as manufacturing space, while the space to the south of the new driveway will be converted into commercial space. The applicant intends to comply with some floodplain regulations by voluntarily floodproofing, but is seeking relief from other regulations that will be activated by the proposed renovations, the costs of which will exceed 50 percent of the building's assessed value. A campus master plan is attached.

The following public hearing will be held regarding this requested Variance:

**Board of Appeals:** Tuesday, August 13, 2013, at 7:00 PM or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

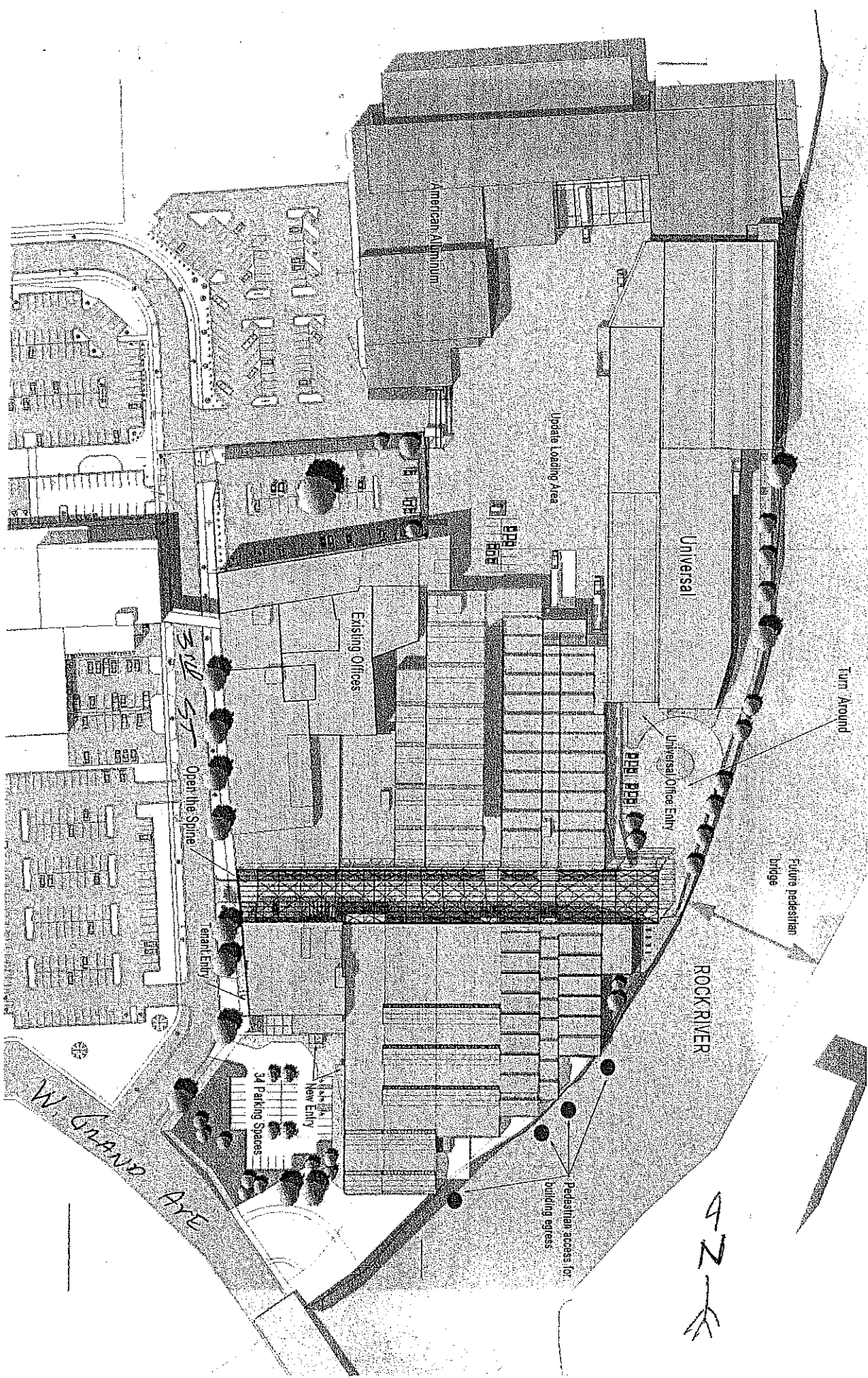
**The public is invited to attend this hearing. We are interested in your opinion.**

You may appear at the hearing or submit a letter to the Board of Appeals, 100 State Street, Beloit, Wisconsin 53511, to either support or oppose the applicant's request. The standards for granting a variance to the floodplain regulations are detailed in Section 5-446 of the Zoning Ordinance.

**For additional information, contact Drew Pennington in the Planning & Building Services Division by phone at (608) 364-6711 or by email at [penningtond@ci.beloit.wi.us](mailto:penningtond@ci.beloit.wi.us).**

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

# Ironworks Master Plan



# master plan



HENDRICKS  
COMMERCIAL  
PROPERTIES



stephen webb : architects