



**MEETING NOTICE AND AGENDA**  
**Beloit City Plan Commission**  
**Wednesday, April 4, 2018 at 7:00 PM**  
**The Forum**  
**Beloit City Hall**  
**100 State Street, Beloit**

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the March 21, 2018 Meeting**
3. **Conditional Use Permit – 555 Lawton Avenue - ABC Supply Company**  
Public hearing, review and consideration of a Conditional Use Permit to allow the replacement and expansion of an office building in an M-2, General Manufacturing District, for the property located at 555 Lawton Avenue
4. **Status Report on Prior Plan Commission Items**
5. **Adjournment**

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

Notice Posted: March 29, 2018  
Julie Christensen, Community Development Director

\*\*Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511



**Meeting Minutes  
Beloit City Plan Commission  
Wednesday, March 21, 2018 at 7:00 PM  
The Forum  
Beloit City Hall  
100 State Street, Beloit**

**1. Call to Order and Roll Call**

Chairperson Faragher called the meeting to order at 7:01pm. Commissioners Haynes, Weeden, Johnson, Faragher, Ruster, Finnegan, Tinder and Councilor Leavy were present.

**2. Approval of the Minutes of the March 7, 2018 Meeting**

Commissioner Haynes moved to approve the minutes. Commissioner Tinder seconded the motion. The motion passed, voice vote.

**3. Attachment – 2032 E Ridge Road**

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

Commissioner Faragher indicated that the referenced attachment was part of an on-going process and asked Ms. Christensen if the committee will be seeing more of these attachments in future meetings.

Ms. Christensen confirmed that the committee will be seeing more of these attachments in the future.

Commissioner Haynes moved to approve the attachment to the City of Beloit. Commissioner Weeden seconded the motion. The motion passed, voice vote.

**4. Zoning Map Amendment – 1575 Prairie Avenue**

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

Commissioner Weeden asked Ms. Christensen if the owner intends to sell the land to a developer for residential use.

Ms. Christensen stated that she did not know if it was going to be sold to a developer but did know that they intend on subdividing for future sale as mentioned in the report.

Commissioner Weeden discussed the development potential of the land. Commissioner Weeden asked if there is a master-plan that would take in consideration the property's potential.

Ms. Christensen indicated that the Comprehensive Plan Steering Committee is currently identifying development sites, and this location could be added to that list. Ms. Christensen added that she would have Drew Pennington, Director of Planning and Building Services add this property to the list for consideration and discussion.

Commissioner Weeden also pointed out that if there are limited development sites for higher-end housing in Beloit, this could be a potential site for development.

Commissioner Finnegan discussed some restrictions associated with the lot, including the monitoring wells placed on the site by the Department of Natural Resources (DNR). Commissioner Faragher recalled from experience that there could be some potential environmental issues associated with this property.

Commissioner Johnson discussed the benefits of rezoning the lot from commercial to R1-A, Single Family Residential. Commissioner Faragher agreed with the benefits.

Commissioner Johnson moved to approve the Zoning Map Amendment. Commissioner Weeden seconded the motion. The motion passed, voice vote.

**5. Zoning Map Amendment – 1905 Mound Avenue and 1950 Church Street**

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

Councilor Leavy asked Ms. Christensen if future developments of the site would be brought to the Plan Commission for approval.

Ms. Christensen affirmed that if the properties were to be classified as Public Land and Institutions (PLI), future development with a community center or day care would not have to be approved by the Plan Commission and could be approved at a staff level.

Councilor Leavy asked Ms. Christensen to make the intent clear at the next City Council Meeting on April 2nd, allowing people to clearly understand before proceeding on the approval of the request.

Commissioner Johnson asked Ms. Christensen about the Staff approval process. Ms. Christensen explained that as long as the development met the requirements of the zoning ordinance, it would be approved. Commissioner Johnson confirmed that there would still be a level of control when approving requests at the staff level. Ms. Christensen agreed with the statement.

Commissioner Haynes moved to approve the Zoning Map Amendment. Commissioner Tinder seconded the motion. The motion passed, voice vote.

**6. Conditional Use Permit – 101 & 145 Maple Avenue and 1621 Shore Drive**

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

Commissioner Weeden wanted clarification on the language describing the time of completion for the project (multiple phases over several years). Mr. Weeden also suggested having a more definite time-frame regarding the completion of the project.

Ms. Christensen indicated that the Planning & Building Services recommendation anticipated allowing the construction in multiple phases, so that the Conditional Use Permit for this development would not expire until the development was complete.

Katie Udell, Angus Young Associates located at 555 S. River Street, Janesville, WI, explained that a Master Plan for the site was prepared. The pavilion is *Phase One*. Ms. Udell directed the Committee to The *Master Plan*, which includes the relocation of the volleyball court, the addition of a sidewalk connector and improvements to the patio. Ms. Udell also explained that the mentioned items would be classified as long-term projects due to budget restrictions.

Ms. Christensen asked if there was a specific time-frame assigned to complete the project.

Terry Agate, 2640 Sarah Lane, Beloit, and representing The Rock Bar & Grill, indicated that they initially believed that the project was going to be completed in one phase. However, the project has been coming in over-budget which has slowed the entire project down. Ms. Agate is optimistic about completing the project in five (5) years as long as their budget allows it.

Commissioner Johnson indicated that as soon as the pavilion was completed, the remaining items would be sidewalks and the relocation of the volleyball court. Mr. Johnson also concluded that from a functionality standpoint, the site would not look like an “open construction project” the entire time and once there is funding, the remaining items would be completed.

Ms. Udell mentioned that there would be the addition of a pergola structure over the restaurant’s existing patio area and a new slab of concrete or patio surface.

Commissioner Haynes moved to approve the Conditional Use Permit. Commissioner Ruster seconded the motion. The motion passed, voice vote.

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

Ms. Christensen indicated that the Location and Architectural Design of the Wastewater Facility Storage Building and Eagles Ridge Park Shelter were approved by City Council on Monday, March 19. The Parks Department is currently conducting a survey to determine the outcome of the future Eagle's Ridge Park Improvements as there is still TIF funding available that needs to be spent this year. The Parks Department Staff will work with the Parks Commission to determine what to do with the rest of the park.

Commissioner Finnegan asked Ms. Christensen what would happen to unused TIF funding. Ms. Christensen answered that any unused funds would be recycled back into the TIF and because the expenditure period is expiring, the funds would not be used unless this year's CIP was amended.

Commissioner Haynes indicated that unless there was debt against it, any remaining TIF funding would be distributed to the various taxing agencies that contributed from property taxes. Ms. Christensen added that those steps of the process would not occur until the TIF closes, several years from now.

Commissioner Faragher asked about the likelihood of funds being used on Park projects. Commissioner Haynes answered that it all depended on how fast and how aggressively the departments wanted to do the projects.

Ms. Christensen also mentioned that The Comprehensive Plan Steering Committee will meet at IRONTEK on Monday, March 26 at 4:00PM.

**8. Adjournment**

Commissioner Faragher adjourned the meeting at 7:27pm.

Minutes respectfully submitted by Frank Fuerte.

## REPORT TO THE BELOIT CITY PLAN COMMISSION

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**Meeting Date:** April 4, 2018

**Agenda Item:** 3

**File Number:** CU-2018-03

**Applicant:** Angus Young Associates

**Owner:** American Builders &  
Contractors Supply Company Inc.

**Location:** 555 Lawton Avenue

**Existing Zoning:** M-2, General  
Manufacturing District

**Existing Land Use:** Office, Vacant

**Parcel Size:** 4.86 Acres

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### Request Overview/Background Information:

Angus Young Associates, on behalf of American Builders & Contractors (ABC) Supply Company, has filed an application for a Conditional Use Permit (CUP) to allow the replacement and expansion of an office building in an M-2, General Manufacturing District, for the property located at 555 Lawton Avenue.

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### Key Issues:

- The applicant has proposed the removal of an existing single-story building for the construction of a new four-story office building. The existing building is situated north of the parking lot located at 1132 Prince Hall Drive.
- The existing office building was previously occupied by Cannonball HNP, LLC. However, the existing building is currently vacant, and ABC Supply Co. intends to occupy the proposed four-story office building.
- The proposed office building will be built in the same location and footprint as the existing building. The additional three stories are intended to allow the expansion of office use on the subject property, which requires a Conditional Use Permit in an M-2 district.
- The proposed office building will be approximately 92,364 square feet, which will require a total of 369 off-street parking stalls (1 per 250 SF). Combining the subject property with the adjacent parking lot parcel (1132 Prince Hall Drive) will help provide the number of parking stalls required for the proposed office building. However, even with the inclusion of the existing parking lot, shared off-site parking will be necessary to meet the parking needs for the new office building.
- The existing parking lot currently has 82 parking stalls and only 14 of them are located on the subject property. If the two parcels were combined and the number of parking stalls were left the same, there would have to be 287 off-site parking stalls provided. Eight of the 369 parking stalls would have to be designated, located and reserved for use by persons with physical disabilities, and at least two of the handicap stalls would have to be van accessible.
- The M-2 district is intended to accommodate industrial, manufacturing, warehousing and other uses that create appreciable nuisances or hazards or that, if not properly controlled, have high potential for creating adverse impacts on surrounding areas.
- The Location & Zoning Map, Application, Site Plan, Rendering, and Photos are attached.
- The attached Public Notice was sent to Water Tower LLC, as all other properties located within 150 feet of the subject property are owned by ABC Supply Co. Planning staff has not received any comments from the recipient regarding the proposed use.
- The City's Review Agents have reviewed the proposed CUP; Beloit Engineering staff expressed concerns regarding available parking space and exterior lighting requirements. Planning staff recommends the applicant combine the parking lot parcel located at 1132 Prince Hall Drive with the subject property to help ensure parking requirements are met. Parking stall design, traffic controls, landscaping, and exterior lighting will be reviewed when the applicant submits a site plan, as required for the review and approval of zoning compliance.
- **Findings of Fact** - Based on Section 2-504 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:
  - a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
    - The existing office use has been complementary to this M-2 property as it has allowed administrative staff to work in close proximity to manufacturing and warehousing activities. The expansion of existing office use is not expected to have any detrimental impacts to the general area and will be beneficial to the manufacturing and warehousing activities occurring on the subject property.
    - The proposed office building will have to meet current building codes and zoning regulations. Site improvements, such as visibility, traffic controls, landscaping, exterior lighting, and Americans with Disabilities Act (ADA) accessibility, can greatly improve the public safety and welfare of the subject property and general area.

- An office building expansion would allow ABC Supply Co. to expand their operations efficiently on a site with very limited space. The proposed location is ideal considering its proximity to existing parking and its accessibility from White Avenue.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
  - A majority of the surrounding properties are owned by ABC Supply Co. and zoned M-2. The properties located south of the subject property are zoned C-1, Office District. A new office building would not be injurious to surrounding properties considering office uses are already prevalent.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
  - The proposed office building and site improvements would have a positive impact on the surrounding property values. Furthermore, the location and elevation of the proposed office building would help screen the warehouse buildings and industrial activities out of view from the neighboring apartment buildings located on the south side of Lawton Avenue.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
  - The surrounding area is fully developed.
- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
  - The applicant is proposing a more traditional architectural design which will look similar to the buildings located on neighboring properties, such as the Mule-Hide Products and Fairbanks Morse buildings. The attached rendering shows the proposed building design will include a brick exterior, window muntins, and masonry cornices. The proposed design would be a major aesthetic and functional improvement to the subject property and would fit the architectural character of the surrounding area.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
  - Adequate facilities and infrastructure are available to serve the proposed use.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
  - The proposed use is expected to generate an increase in employee traffic and may include some negligible visitor traffic. The increase in employee traffic is not expected to cause a significant increase in traffic congestion on Prince Hall Drive which is mainly used by ABC Supply Co. employees and residents of the Water Tower Place Apartments.
  - Due to the size of the proposed building, shared off-site parking may have to be utilized to meet the number of parking stalls required for the proposed office building. Traffic controls and parking stalls will be reviewed by planning staff prior to the issuance of a Certificate of Zoning Compliance.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
  - The proposed use will comply with all applicable regulations of the Zoning Ordinance.

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#### **Consistency with Comprehensive Plan and Strategic Plan:**

The City's Comprehensive Plan recommends *General Industrial Use* for the subject property. This request and the underlying M-2 zoning classification are consistent with this recommendation. Acceptable accessory uses in an M-2 district include office, parking, and storage uses, as described in section 11.2.6 of the Zoning Ordinance.

Consideration of this request supports City of Beloit Strategic Goal #3, which is to create and sustain economic and residential growth. The proposed office building will allow the expansion of much needed office space and allow ABC Supply Co. to maintain business activities on the subject property.

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#### **Sustainability:**

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

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#### **Staff Recommendation:**

The Planning & Building Services Division recommends **approval** of a Conditional Use Permit to allow the replacement and expansion of an office building in an M-2, General Manufacturing District, for the property located at 555 Lawton Avenue, based on the above Findings of Fact and subject to the following conditions:

1. This approval authorizes the replacement and expansion of an office building in an M-2, General Manufacturing District, for the property located at 555 Lawton Avenue, as shown on the site plan submitted with the application.
2. The property owner shall combine the parcels located at 555 Lawton Avenue and 1132 Prince Hall Drive, and a shared parking agreement shall be required to provide 369 parking stalls for the proposed office use expansion.
3. The applicant shall obtain a Certificate of Zoning Compliance and a Building Permit prior to beginning construction of this project.
4. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.

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**Fiscal Note/Budget Impact:** N/A

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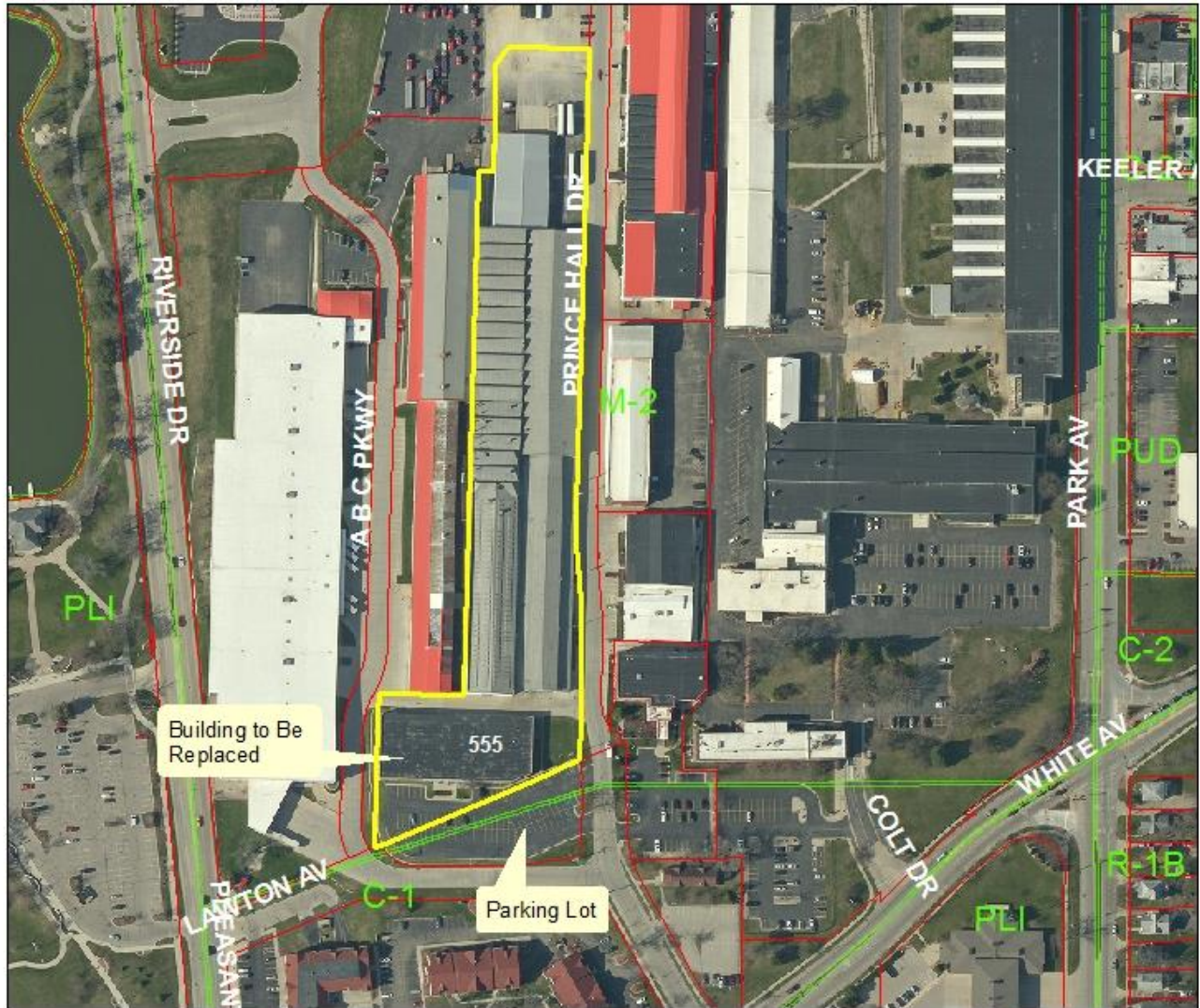
**Attachments:** Location & Zoning Map, Application, Site Plan, Rendering, Photos, and Public Notice.



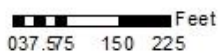
# Location & Zoning Map

Office Building Replacement & Expansion

CU-2018-03



1 inch = 243 feet



## Legend

-  Parcel Boundaries
-  Zoning District

Map prepared by: Rudy Moreno, Planner II  
Date: March 20, 2018  
For: City of Beloit Planning & Building Services  
Date of Aerial Photography: April 2016

# PLANNING & BUILDING SERVICES DIVISION

# CITY of BELOIT

## Planning and Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

### Conditional Use Permit Application

(Please Type or Print)

File Number: CU-2018-03

1. Address of subject property: 1132 Prince Hall Drive *555 Lawton Ave*
2. Legal description: LOT 4 ABC INDUSTRIAL PARK SUBDIVISION & PART OF LAWTON AVE & PART OF VOL C CSM VOL 18 PGS 38 - 40.  
If property has not been subdivided, attach a copy of the complete legal description from deed.  
Property dimensions are: \_\_\_\_\_ feet by \_\_\_\_\_ feet = \_\_\_\_\_ square feet.  
If more than two acres, give area in acres: 4.862 & .536 = 5.398 acres.
3. Tax Parcel Number(s): 13680483 & 12560007
4. Owner of record: American Builders & Contractors SUPPLY Co., Inc. Phone: (608) 362-7777  
1 ABC Parkway Beloit Wi. 53511  
(Address) (City) (State) (Zip)
5. Applicant's Name: Joseph J. Stadelman, Angus-Young Associates  
555 S. River Street, Janesville, WI 53548  
(Address) (City) (State) (Zip)  
608-756-2326 / 608-751-1546 / joes@angusyoung.com  
(Office Phone #) (Cell Phone #) (E-mail Address)
6. All existing use(s) on this property are: Cannonball Office and Warehouse Space
7. **THE FOLLOWING ACTION IS REQUESTED:**  
A Conditional Use Permit for: Allow an office building in M2 District  
\_\_\_\_\_ in a(n) \_\_\_\_\_ Zoning District.
8. All the proposed use(s) for this property will be:  
Principal use: Office Building  
\_\_\_\_\_  
\_\_\_\_\_  
Secondary use: Parking / On Site and Structure  
\_\_\_\_\_  
\_\_\_\_\_  
Accessory use: None  
\_\_\_\_\_  
\_\_\_\_\_

9. Project timetable: Start date: Spring 2018 Completion date: Fall 2019

10. I/We) represent that I/we have a vested interest in this property in the following manner:

- (x) Owner
- ( ) Leasehold, length of lease: \_\_\_\_\_
- (x) Contractual, nature of contract: Project Architect -
- ( ) Other, explain: \_\_\_\_\_

**The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.**

I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/We also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

Todd M. Buehl / TODD M BUEHL, CFO / 3-14-18  
(Signature of Owner) (Print name) (Date)

Joseph J. Stadelman / Joseph J. Stadelman / 03/08/2018  
(Signature of Applicant, i (Print name) (Date)

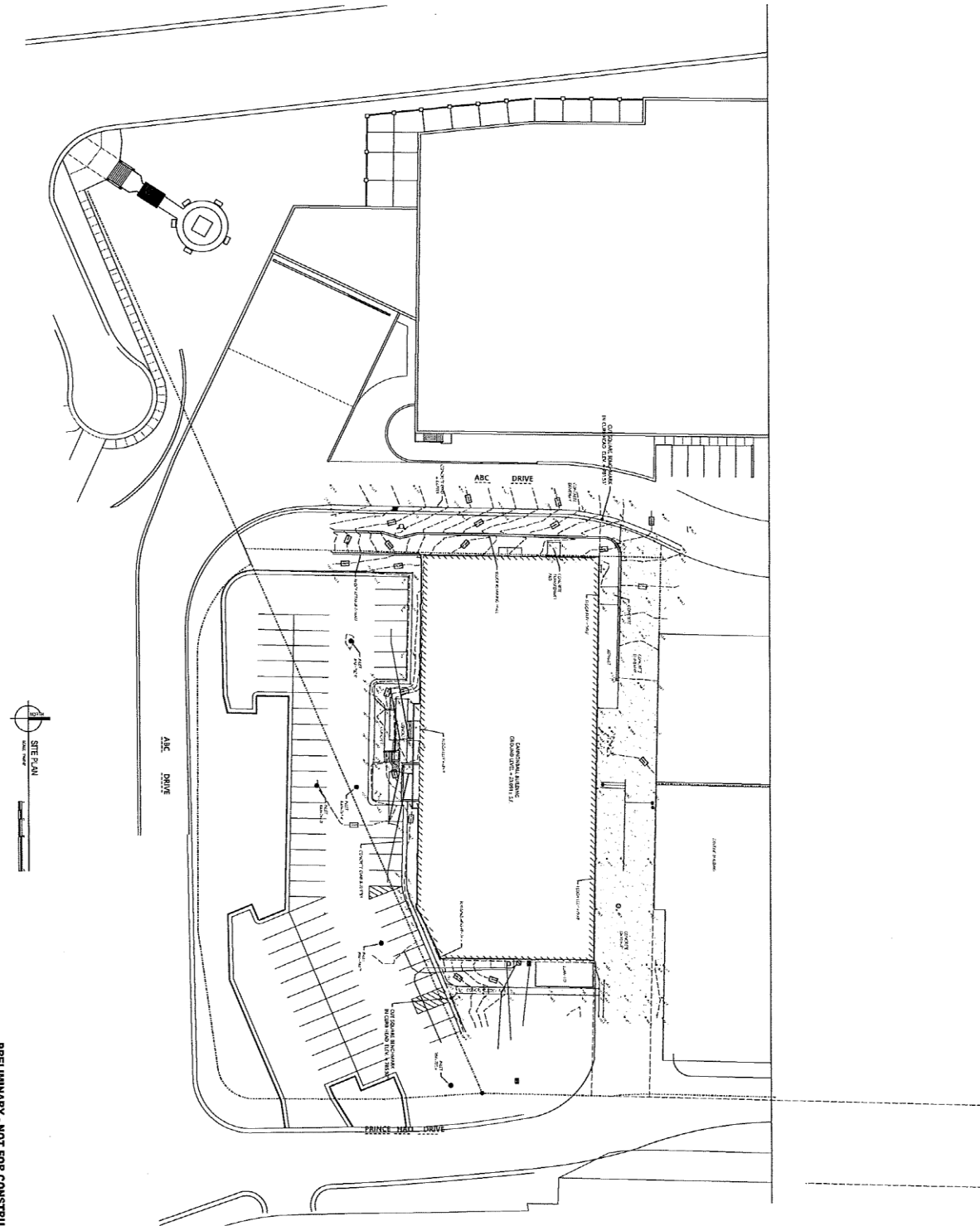
In order for your request to be heard and considered in a timely manner, you must submit the completed application, and all accompanying documents, to the Planning and Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

**To be completed by Planning Staff**

Filing fee: **\$275.00** Amount paid: \$275.00 Meeting date: APRIL 4, 2018

No. of notices: 2 x mailing cost (\$0.50) = cost of mailing notices: \$ 1.00

Application accepted by: [Signature] Date: 3/19/18



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PROJECT NUMBER	C101
DATE	04/04/18
DESIGNED BY	JAC
CHECKED BY	JAC
DRAWN BY	JAC
DATE	04/04/18

ABC OFFICE BUILDING  
 CANNONBALL REPLACEMENT  
 HENDRICKS COMMERCIAL PROPERTIES  
 BELLOIT, WISCONSIN

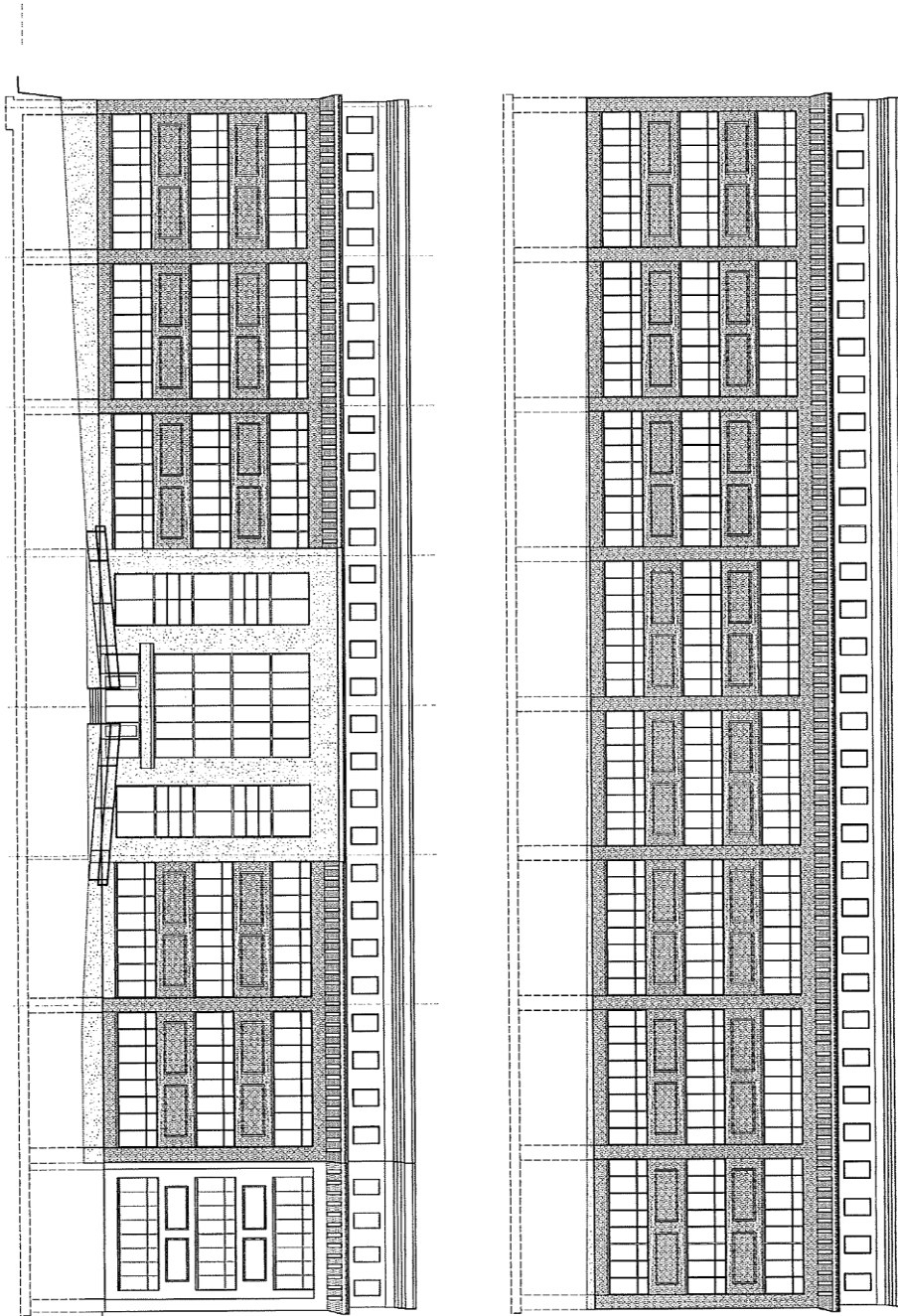
**Angus Young**  
 Architecture  
 Engineering  
 Interior Design  
 555 East Main Street, Beloit, WI 53510  
 Tel: 608.735.1234 Fax: 608.735.1235  
 www.angusyoung.com

REVISION	DATE

DATE: 03/14/11  
DRAWN BY: JAS

SCALE: 1/8" = 1'-0"  
SHEET: 11

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PROJECT NUMBER: A401  
 DATE: 03/14/11  
 DRAWN BY: JAS  
 CHECKED BY: JAS  
 APPROVED BY: JAS  
 LICENSE: 103273

ABC OFFICE BUILDING  
 CANNONBALL REPLACEMENT  
 HENDRICKS COMMERCIAL PROPERTIES  
 BELLEVUE, WISCONSIN

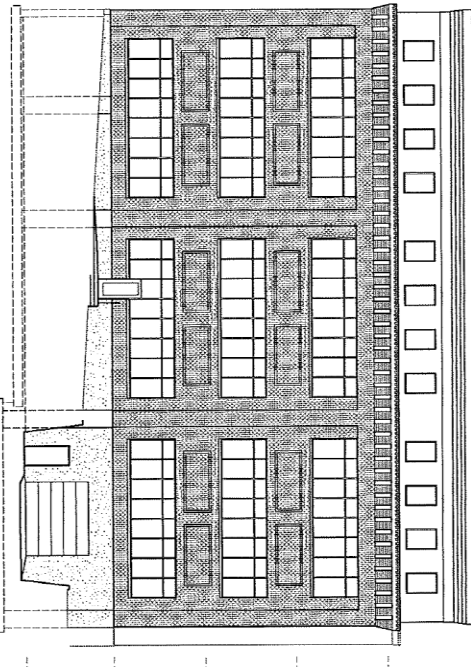
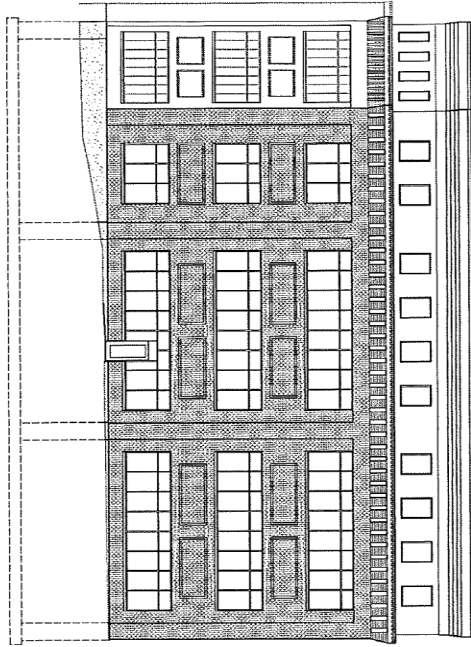
**Angus Young**  
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 WISCONSIN, WI 53190  
 WWW.ANGUSYOUNG.COM

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DESIGNER: A.Y. JOHNSON  
 CLIENT: HENDRICKS COMMERCIAL PROPERTIES

SCALE: 1/8" = 1'-0"  
 REVISION: A-1



PRELIMINARY - NOT FOR CONSTRUCTION

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PROJECT NUMBER: 2549  
 APPROVED BY: AJK  
 REVIEWED BY: JLF  
 DESIGNER: A.Y. JOHNSON  
 DATE: 10/23/07 10:58:49 PM

CANNONBALL REPLACEMENT  
 ABC OFFICE BUILDING  
 HENDRICKS COMMERCIAL PROPERTIES  
 BELOIT, WISCONSIN

**Angus Young** Architecture  
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Proposed Office  
Building



Existing Office Building to Be  
Replaced at 555 Lawton Avenue





Neighboring Office Buildings  
Located in the M-2 District





Division of Planning and  
Building Services  
City Hall  
100 State Street  
Beloit, Wisconsin 53511

608-364-6700 (Office)  
608-364-6609 (Fax)  
beloitwi.gov  
Equal Opportunity Employer

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COMMUNITY DEVELOPMENT DEPARTMENT

**NOTICE TO THE PUBLIC**

March 20, 2018

To Whom It May Concern:

Angus Young Associates, on behalf of ABC Supply Company, Inc., has filed an application for a Conditional Use Permit (COA) to allow the replacement and expansion of an office building located in an M-2, General Manufacturing District, for the property located at:

**555 Lawton Avenue**

The applicant has proposed the removal of the existing single-story building for the construction of a new, four story office building. The subject building situated next to the parking lot located at 1123 Prince Hall Drive and is currently used for office and warehousing purposes. The proposed office building will contain four stories and will be built in the same location and footprint as the existing building. The additional stories are intended to allow the expansion of existing office uses on the subject property which requires a Conditional Use Permit in an M-2 district. The M-2 district is intended to accommodate industrial, manufacturing, warehousing and other uses that create appreciable nuisances or hazards or that, if not properly controlled, have high potential for creating adverse impacts on surrounding areas.

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

**City Plan Commission:** Wednesday, April 4, 2018, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**City Council:** Monday, April 16, 2018, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.**

**We are interested in your opinion.**

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

***For additional information, please contact Rudy Moreno, Planner II, in the Planning & Building Services Division at (608) 364-6708 or [morenor@beloitwi.gov](mailto:morenor@beloitwi.gov). Comments will be accepted via telephone, email, and U.S. Mail.***