

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

July 22, 2019

To Whom It May Concern:

The Planning & Building Services Division has submitted an application requesting the following amendments to the Downtown Beloit Future Land Use Map (Map 9) of the City of Beloit Comprehensive Plan:

1. 656 Pleasant Street (former Angel Museum) – From *Institutional* to *Planned Mixed Use: Office/Residential above retail*.
2. 200 W. Grand Ave/525 Cross St. (former Kerry plant) – From *Production* to *Planned Mixed Use: Office/Residential above retail*.
3. 511 Public Avenue (former church) – From *Institutional* to *Planned Mixed Use: Office/Residential above retail*.
4. 500 Public Avenue (Hotel Goodwin) – From *Office* to *Neighborhood Commercial*.

The first three amendments above are intended to encourage and streamline several housing and office/mixed use projects that are expected to materialize later this year. The *Planned Mixed Use* category is intended to facilitate combinations of retail and office or residential uses that are compatible with the downtown urban core. The first three proposed amendments will give the property owners the option of rezoning to Central Business District (CBD) or Planned Unit Development (PUD) once specific development plans have been prepared. The fourth proposed amendment simply cleans-up the future land use classification of the Hotel Goodwin parcel.

Information regarding the location, zoning, and land use of these properties is available for public review in the Planning Division office on the third floor of City Hall, 100 State Street. The following public meetings will be held regarding the proposed amendments:

City Plan Commission: Wednesday, August 7, 2019, at 7:00 PM, or as soon thereafter as the matter can be heard in the Engineering & Utilities Building, 2400 Springbrook Court.

City Council (Public Hearing): Monday, September 16, 2019, at 7:00 PM, or as soon thereafter as the matter can be heard in the Engineering & Utilities Building, 2400 Springbrook Court.

THE PUBLIC IS INVITED TO ATTEND THESE MEETINGS. We are interested in your opinion. Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to staff before the meeting begins. Staff is unable to leave the meeting to make copies.

For additional information, please contact Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.