



CITY HALL • 100 STATE STREET • BELOIT, WI 53511
Office: 608/364-6700 • Fax: 608/364-6609
www.beloitwi.gov
Equal Opportunity Employer

NOTICE TO THE PUBLIC

November 22, 2021

To Whom It May Concern:

Beloit Meals on Wheels has filed an application requesting the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan for the property located at:

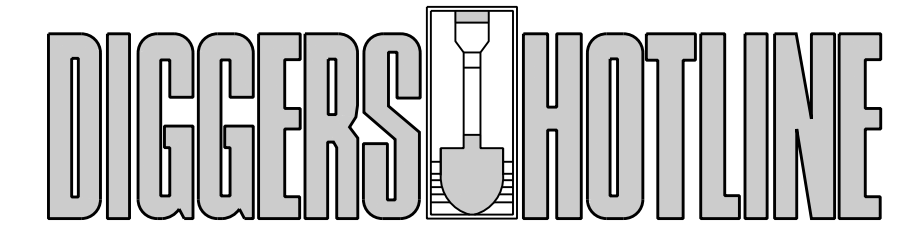
- 214 & 226 Beach Ave - From *Single-Family Residential-Urban* to *Planned Mixed Use*
- 1540 Shore Drive - From *Single-Family Residential-Urban* to *Planned Mixed Use*

This request is related to the applicant's proposed purchase and redevelopment of the above-referenced parcels into a new 2,521 square-foot office, warehouse, & food delivery building and related improvements as shown on the attached site plan. While 214 & 226 Beach Avenue are privately owned, the applicant is under contract to purchase 1540 Shore Drive, 1534 Shore Drive, and part of 249 Maple Avenue from the City (already planned for Mixed Uses). This development has been proposed as a Planned Unit Development (PUD), which will have separate public notices in the future. The following public meetings will be held regarding this proposed amendment:

City Plan Commission: Wednesday, December 8, 2021, 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: Tuesday, January 18, 2022, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

***Due to the COVID-19 crisis, members of the public are highly encouraged to provide oral or written comments to the Commission and City Council via alternative means. You may mail your comments to the attention of Drew Pennington at 100 State Street or via email to planning@beloitwi.gov. Public comments and public input for the public hearing will be required, in writing, by noon on the day of the meeting. You may also call (608) 364-6711 to provide your comments over the phone. In-person attendance at Commission and Council meetings may be limited.**



CALL TOLL FREE 1-800-242-8511
 MILWAUKEE AREA 414-259-1181
 FAX A LOCATE 1-800-338-3860
 TDD (HEARING IMPAIRED) 1-800-542-2289
 ONLINE: www.DiggersHotline.com

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF THREE (3) WORKING DAYS NOTICE PRIOR TO EXCAVATION.

BELOIT MEALS ON WHEELS - SITE CALCULATIONS		
Total Property	37,496 sf	0.86 ac
Zoning District:	Currently R-1B, to be Rezoned to C-2 PUD	
Setbacks:	30'-0"	Front Yard
	10'-0"	Side Yard
	15'-0"	Rear Yard
Maximum Building Height:	2 Story / 45'	
Use:	Office, Warehouse & Delivery Service	

PARKING REQUIREMENTS			
	area sf / Capacity	Parking Calculation	Required
Office	1860	1 space per 250 sf floor area	7
Warehouse	661	1 space per 2000 sf floor area	1
Total Required:			8
Total Parking Provided:			25

BELOIT MEALS ON WHEELS

NEW OPERATIONS BUILDING

1534 SHORE DRIVE, BELOIT WI

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
01	ZONING MAP AMENDMENT / PUD MASTER LAND USE PLAN	11/11/2021

11/15/21 AM 11/29/2021
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PROJECT NUMBER
 70560

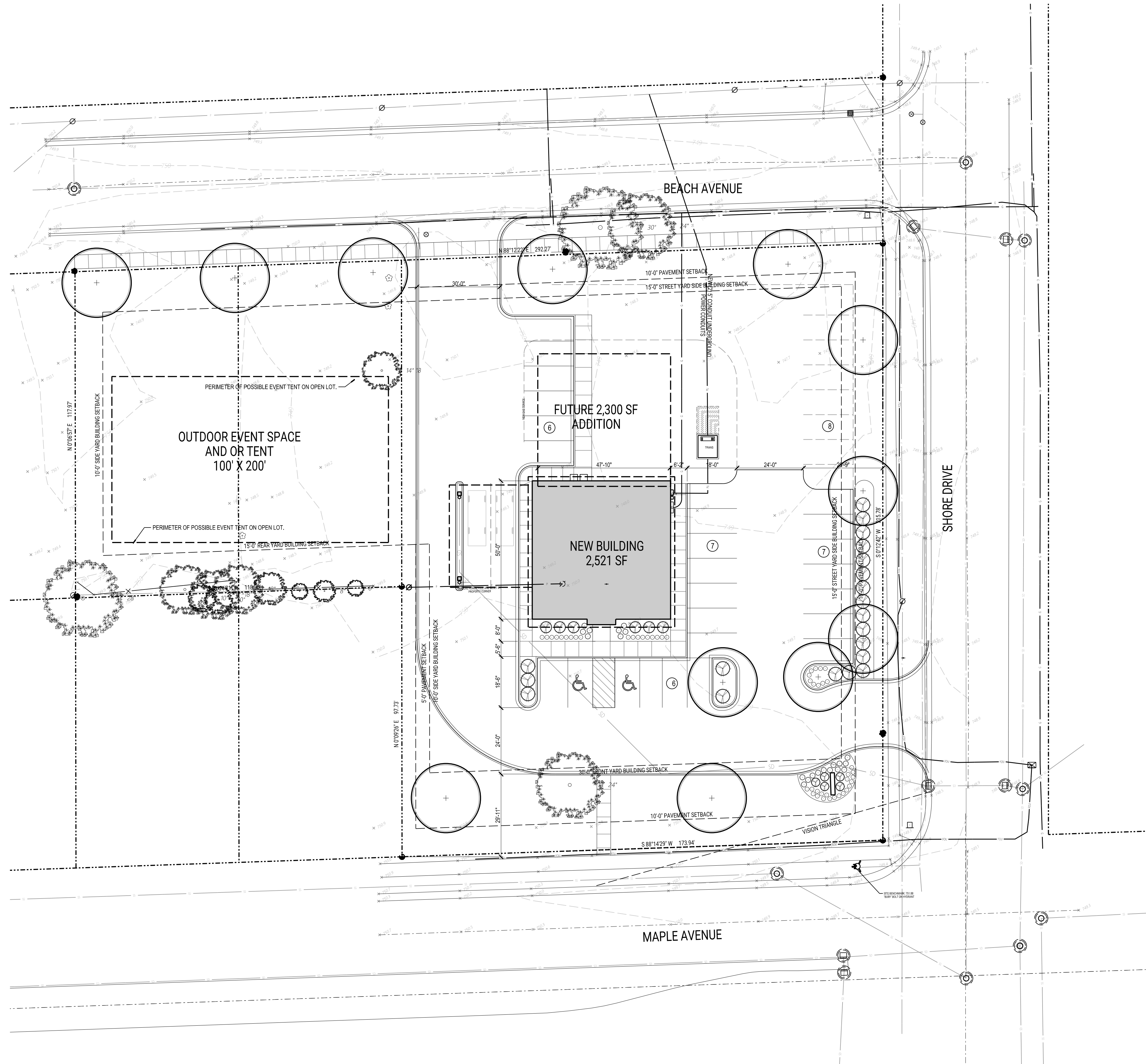
APPROVED BY
 JJS

REVIEWED BY
 JJS

DRAWN BY
 KAU

SITE LAYOUT PLAN

C101



SITE LAYOUT PLAN
 SCALE: 1"=20'-0"

SCALE: 1"=20'-0"

X:\70560\cad\70560shC101.dgn

JOBS

PLOTTED BY:

ORIGINAL SIZE: 24" x 36"