



## **NOTICE TO THE PUBLIC**

March 23, 2016

To Whom It May Concern:

Tractor Supply Company has submitted an application for review and consideration of an amended Planned Unit Development (PUD) - Master Land Use Plan to allow outdoor display areas within the Morgan Square shopping center located at:

**1810 Sutler Avenue.**

The owner of Morgan Square has entered into a preliminary agreement with Tractor Supply Company, who hopes to lease the former Staples store at the southern end of Morgan Square. As shown on the attached preliminary plan, Tractor Supply Company has proposed a 2,600 square-foot trailer & equipment display area and a fenced 14,800 square-foot outdoor display area over what is currently passenger vehicle parking stalls. The proposed outdoor display areas constitute a major change in use that requires approval of an amended PUD – Master Land Use Plan.

The following public hearings will be held regarding this proposed PUD - Master Land Use Plan:

**City Plan Commission:** Wednesday, April 6, 2016, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

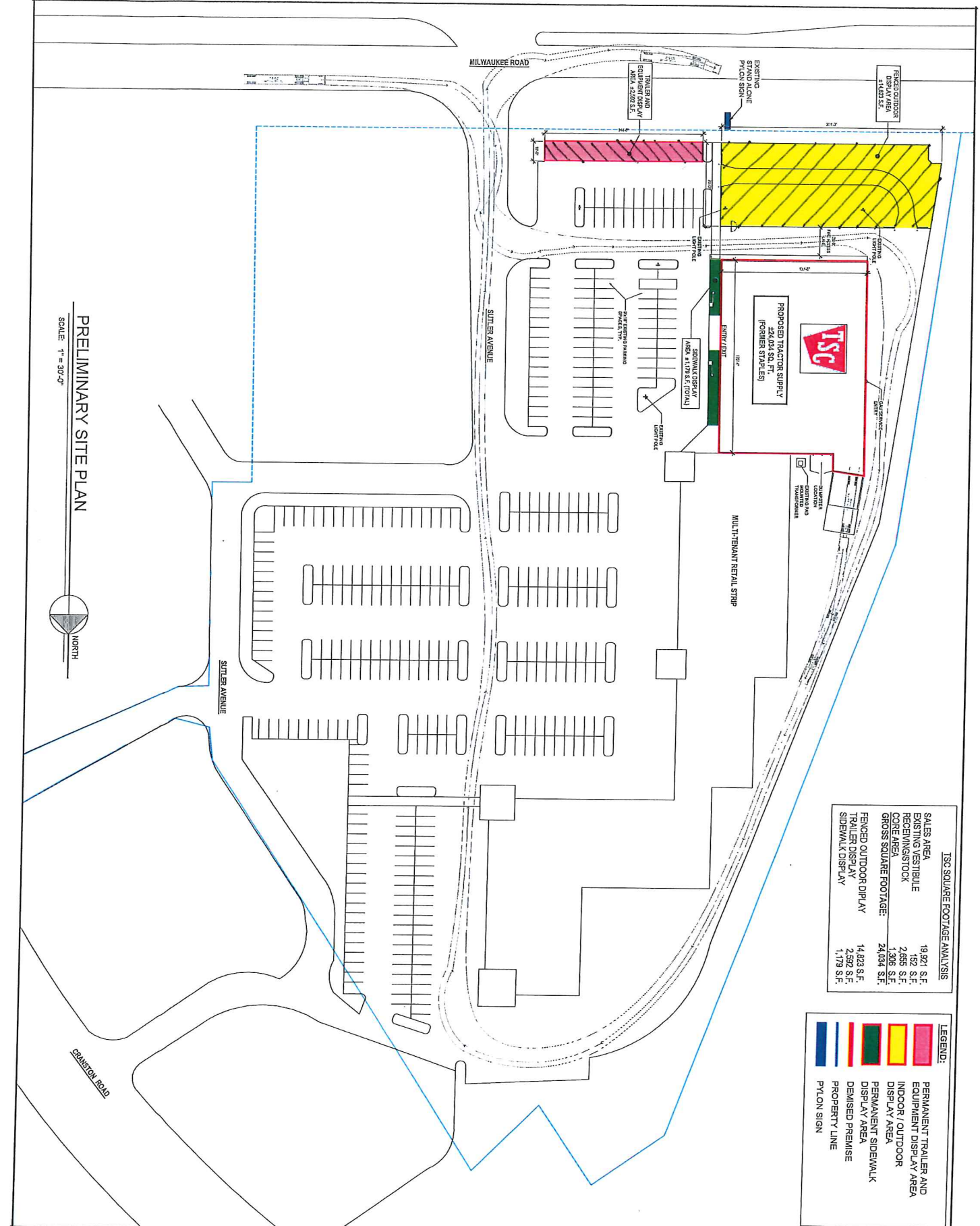
**City Council:** Monday, April 18, 2016, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

### **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 Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or [penningtond@beloitwi.gov](mailto:penningtond@beloitwi.gov). Comments will be accepted via telephone, email, and U.S. Mail.***



**TSC SQUARE FOOTAGE ANALYSIS**

SALES AREA	19,921 S.F.
EXISTING VESTIBULE	152 S.F.
RECEIVING STOCK	2,655 S.F.
CORE AREA	1,306 S.F.
<b>GROSS SQUARE FOOTAGE:</b>	<b>24,034 S.F.</b>
FENCED OUTDOOR DISPLAY	14,823 S.F.
TRAILER DISPLAY	2,592 S.F.
SIDEWALK DISPLAY	1,179 S.F.

**LEGEND:**

	PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA
	INDOOR / OUTDOOR DISPLAY AREA
	PERMANENT SIDEWALK DISPLAY AREA
	DEMISED PREMISE
	PROPERTY LINE
	PYLON SIGN

PRELIMINARY SITE PLAN

SCALE: 1" = 30'-0"



#	DATE	TYPE
1		
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**TSC TRACTOR SUPPLY CO.**  
 1810 Sutter Avenue      Beloit, WI 53511

**ADA ARCHITECTS, INC.**  
 1775 Detroit Avenue      Lakeside, Ohio 44107  
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