



**PUBLIC NOTICE & AGENDA  
BELOIT PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, October 6, 2021**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes of the September 22, 2021 Plan Commission meeting  
[Attachment](#)
3. PUBLIC HEARINGS
  - 3.a. Consideration of an Ordinance amending the Zoning District Map for the City of Beloit from C-1, Office District, to C-3, Community Commercial District, for the property located at 2420 Milwaukee Road  
[Attachment](#)
4. REPORTS
  - 4.a. Consideration of a Conditional Use Permit to allow a drive-through coffee trailer and outdoor seating area in a C-3, Community Commercial District, for the property located at 635 Broad Street  
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

*Updates on the following:*

  - a. *Ordinance 3723 -Zoning Map Amendment for 657 Bluff Street*
  - b. *Ordinance 3724 - Zoning Map Amendment for 1650 Lee Lane*
  - c. *Ordinance 3725 - Zoning Map Amendment for 529 Eighth Street*
  - d. *Easement for 2337 Ute Court*
  - e. *Final Plat of Avid Subdivision in the Town of Beloit*
6. ADJOURNMENT

\*\* 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.

**MINUTES**  
**PLAN COMMISSION**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Wednesday, September 22, 2021**

**1. CALL TO ORDER AND ROLL CALL**

Meeting was called to order at 7:00 PM. Chairman Weeden, Commissioners Toral, Ramsden, Robson, Jacobsen, Anderson, Finnegan, and Councilor Preuschl were present.

**2. MINUTES**

**2.a. Consideration of the minutes of September 8, 2021 Plan Commission meeting**

Motion was made by Commissioner Ramsden, seconded by Commissioner Robson to approve the minutes. Motion carried, roll call vote (7-0).

**3. PUBLIC HEARINGS**

**3.a. Consideration of a request for a Conditional Use Permit to allow a drive-through use in a C-3, Community Commercial District, for the property located at 1555 Willowbrook Road**

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

Chairman Weeden opened and closed the public hearing.

Motion was made by Commissioner Ramsden, seconded by Commissioner Anderson to approve the Conditional Use Permit to allow a drive-through use in a Community Commercial District based on the findings of fact. Motion carried, roll call vote (7-0).

**4. REPORTS**

**4.a. Consideration of an Extraterritorial Final Plat of Avid Subdivision for the property located at the northeast corner of Wisconsin Avenue and Henderson Avenue in the Town of Beloit**

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

Motion was made by Commissioner Finnegan, seconded by Commissioner Robson to approve the Extraterritorial Final Plat of Avid Subdivision. Motion carried, roll call vote (7-0).

**4.b. Consideration of a request from Wisconsin Power and Light Company for a natural gas and communication lines easement over the City-owned property located at 2337 Ute Court**

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

Motion was made by Commissioner Ramsden, seconded by Commissioner Jacobsen to approve the easement. Motion carried, roll call vote (7-0).

**5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**

Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. There was discussion about the Zoning Ordinance amendment to be brought before the Commission related to medical facilities. The next Plan Commission meeting is scheduled for October 6, 2021.

**6. ADJOURNMENT**

Motion made by Commissioner Ramsden, and seconded by Commissioner Robson to adjourn the meeting. Motion carried, roll call vote (7-0). Meeting adjourned at 7:35pm.

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Timothy Weeden, Chairman



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** October 6, 2021

**Agenda Item:** 3a

**File Number:** ZMA-2021-11

### **General Information**

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**Applicant:** Jason Turner DBA Pinnon Meats (Accepted Offer to Purchase Property)

**Owner:** Harry C. Moore Trust

**Address/Location:** 2420 Milwaukee Road

**Applicant's Request:** Amend the Zoning District Map from C-1, Office District to C-3, Community Commercial District

### **Staff Analysis**

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**Project Summary:** Jason Turner DBA Pinnon Meats has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District, to C-3, Community Commercial District, for the property located at 2420 Milwaukee Road. The property is also within the MRO, Milwaukee Road Overlay District, which will remain regardless of the underlying classification.

**Request Details:** The applicant has made an accepted Offer to Purchase the subject property that is contingent upon this Zoning Map Amendment. The subject property is 1.35 acres in area and includes a house and barn structure. If approved, the applicant intends to open a country store/butcher shop in the barn structure and to raze or move the house. There is a single-lane driveway that serves the subject property on Milwaukee Road/State Highway 81, and the applicant has contacted the Wisconsin Department of Transportation (WisDOT) about widening the driveway opening. The C-3 District allows retail sales and service uses such as those proposed by the applicant.

**Surrounding Uses:** Eastlawn Cemetery (zoned PLI, Public Lands and Institutions District) is to the west of the subject property. There is a vacant 1.9-acre corner parcel zoned C-3 to the east and south of the subject property on the corner of Milwaukee Road and Willowbrook Road.

**City of Beloit Comprehensive Plan:** The Comprehensive Plan's Future Land Use Map recommends Community Commercial uses and C-3 zoning for the subject property. Therefore, this proposed Zoning Map Amendment is consistent with the Comprehensive Plan, as required by Section 66.1001(3) of Wisconsin Statutes.

**Findings of Fact:** Based on Section 2-304 of the Zoning Ordinance, the Plan Commission is required to make a recommendation based on the following considerations:

1. **The existing use of property within the general area of the subject property.**

The subject property is located between a cemetery and vacant commercial land, but it is close to an existing retail shopping center along Willowbrook Road and the Central Christian Church campus. The subject property is located on a busy arterial roadway/state highway. The uses that are permitted in the C-3 district, particularly within an existing barn structure, are compatible with the nearby uses. There is a mature tree line that will serve as a buffer between the retail store and the cemetery.

2. **The zoning classification of property within the general area of the subject property.**

The subject property is immediately adjacent to a vacant parcel that is already zoned C-3 on the corner of Milwaukee Road and Willowbrook Road.

3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**

The subject property is suitable for the uses permitted in the C-1 district, which would include personal service-oriented retail services, but C-3 zoning is needed for sales-oriented retail uses.

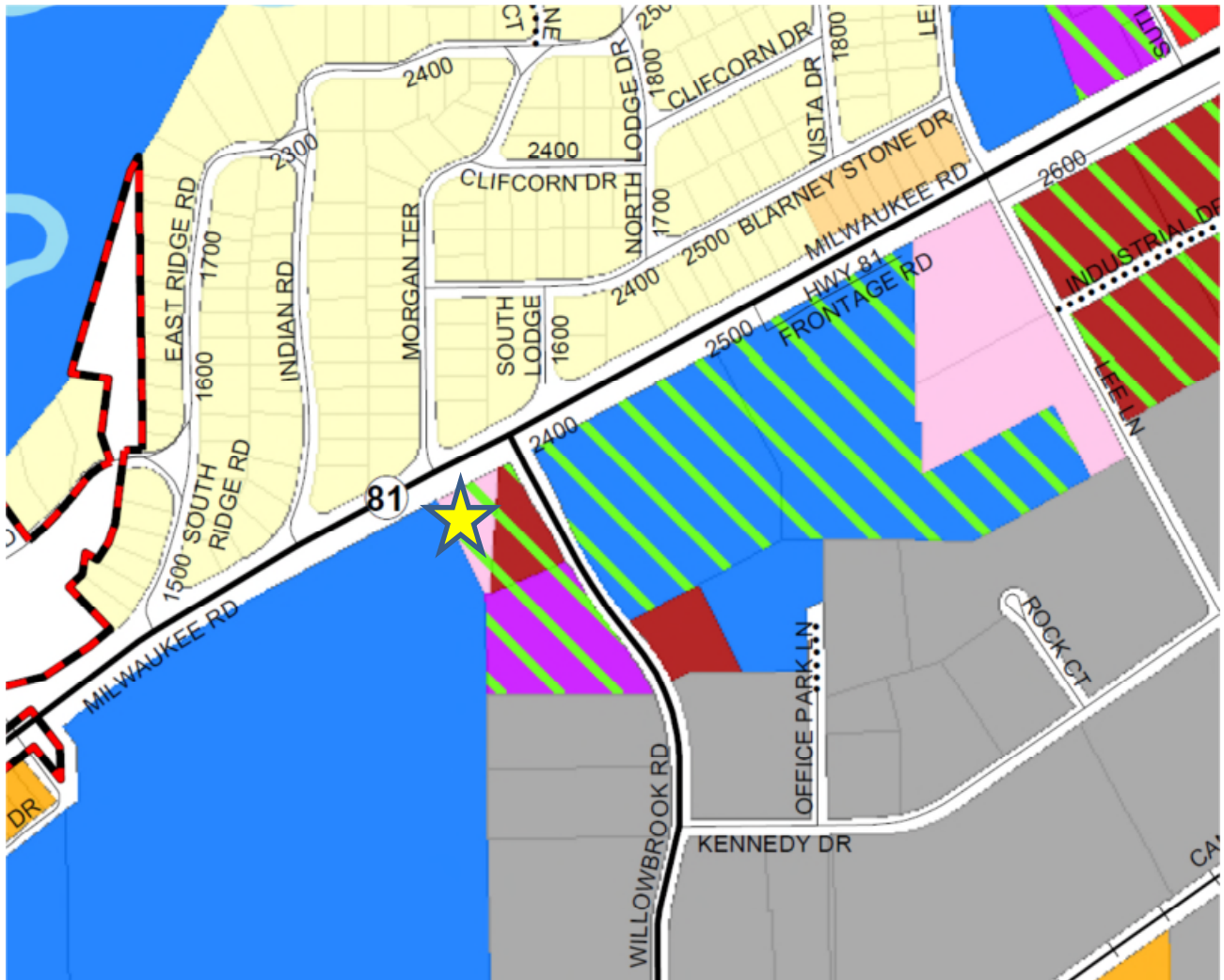
4. **The trend of development and zoning map amendments in the general area of the subject property.**

Nearby development within the past decade include Fran Fruzen Intermediate School, Beloit Health System's Cancer Center, and the current remodeling of the building at 1555 Willowbrook Road into a branch location for First Community Credit Union. The property at 1555 Willowbrook Road was recently rezoned to C-3, Community Commercial. The Willowbrook Road corridor is expected to see a significant increase in development activity once construction begins on the Ho-Chunk Nation Casino project.

**STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **approval** of a Zoning Map Amendment to change the zoning district classification from C-1, Office District, to C-3, Community Commercial District, for the property located at 2420 Milwaukee Road.

**ATTACHMENTS:** Zoning Map, Application, Public Notice, and Mailing List.



### City of Beloit Zoning Map

- C-1, Office District
- C-2, Neighborhood Commercial District
- C-3, Community Commercial District
- CBD-1, Central Business District-Core
- CBD-2, Central Business District-Fringe
- DH, Development Holding District
- M-1, Limited Manufacturing District
- M-2, General Manufacturing District
- MRO, Milwaukee Road Overlay District
- PLI, Public Lands & Institutions District
- PUD, Planned Unit Development District
- R-1A, Single-Family Residential District
- R-1B, Single-Family Residential District
- R-2, Two-Family Residential District
- R-3, Low-Density Multi-Family Residential Distr.
- R-4, Moderate-Density Multi-Family District

# CITY of BELOIT

## PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

### Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2021-11

1. Address of subject property: 2420 Milwaukee Rd

2. Legal description: Lot: 1<sup>CSM</sup> Block:      Subdivision: 105 North east

(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: All 43,500 feet by 12 15,300 feet = 58,800 square feet.

If more than two acres, give area in acres:      acres.

3. Tax Parcel Number(s): 23021000

4. Owner of record: HCM Trust/BMO Harris Bank Phone: 414-315-2177

P.O. Box 2980 Milwaukee WI 53201-2980

(Address)

(City)

(State)

(Zip)

5. Applicant's Name: Jason Turner

3217 E Hwy 67 Beloit WI 53511

(Address)

(City)

(State)

(Zip)

1608-481-2821 / scroninec21affiliated.com

(Office Phone #)

(Cell Phone #)

(E-mail Address)

jetmat2@aol.com

6. **THE FOLLOWING ACTION IS REQUESTED:**

Change zoning district classification from: C-1 to: C-3

All existing uses on this property are: home

7. All the proposed uses for this property are:

Principal use(s): Country store, grocery store, butcher shop

Secondary use(s):     

Accessory use(s):

8. I/we represent that I/we have a vested interest in this property in the following manner:  
 Owner  
 Leasehold, Length of lease: \_\_\_\_\_  
 Contractual, Nature of contract: \_\_\_\_\_  
 Other, explain: \_\_\_\_\_

9. Individual(s) responsible for compliance with conditions (if any), if request is granted:  
 Name(s): Jason Turner                      Phone: 608-481-2821  
2217 E. Hwy 67                      Beloit                      WI                      53511  
(Address)                      (City)                      (State)                      (Zip)

**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.

Jason Turner                      /                      Jason Turner                      /                      9/3/21  
(Signature of Owner)                      (Print name)                      (Date)  
Terence Walsh VP BMO Harris Bank, Trustee 9/10/21  
(Signature of Applicant, if different)                      /                      (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 Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with 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 it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff	
Filing Fee: <b>\$275.00</b>	Amount Paid: <u>\$275.<sup>00</sup></u> Meeting Date: <u>Oct. 6, 2021</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>Don Pennington</u>	Date: _____
Date Notice Published: _____	Date Notice Mailed: _____



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COMMUNITY DEVELOPMENT DEPARTMENT

## **NOTICE TO THE PUBLIC**

September 20, 2021

To Whom It May Concern:

Jason Turner DBA Pinnon Meats has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District to C-3, Community Commercial District, for the property located at **2420 Milwaukee Road**. If approved, the applicant intends to open a country store/butcher shop in the barn structure and to raze or move the house.

The following public hearings will be held regarding this application:

**City Plan Commission:** Wednesday, October 6, 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:** Monday, November 1, 2021, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**We are interested in your opinion.\***

**\*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 [penningtond@beloitwi.gov](mailto:penningtond@beloitwi.gov). 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.**

Gail Quigley  
1601 Indian Rd  
Beloit, WI 53511

Richard & Mary Rayment  
1600 Morgan Terrace  
Beloit, WI 53511

Andrea Moen  
Justin Fjalstad  
1610 Morgan Terrace  
Beloit, WI 53511

Jeffrey & Lisa Howard  
1601 Morgan Terrace  
Beloit, WI 53511

Central Christian Church  
2460 Milwaukee Rd  
Beloit, WI 53511

McBain Enterprises, Inc.  
1897 Branigan Rd  
Beloit, WI 53511

HCM Trust  
P.O. Box 238  
Beloit, WI 53512



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** October 6, 2021

**Agenda Item:** 4a

**File Number:** CU-2021-07

### **General Information**

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**Applicant:** Paige Hoops DBA Rise & Grind Coffee Haus

**Owner:** RVB Partnership

**Address/Location:** 635 Broad Street

**Applicant's Request:** Conditional Use Permit to allow a Drive-Through Use and Outdoor Seating Area in a C-3, Community Commercial District

### **Background**

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Paige Hoops DBA Rise & Grind Coffee Haus has filed an application for a Conditional Use Permit (CUP) to allow a Drive-Through Use and Outdoor Seating Area in a C-3, Community Commercial District, for the property located at 635 Broad Street. This application was considered by the Plan Commission on August 4, 2021, and laid over for further staff analysis of the shared uses on-site and communication with the Downtown Beloit Association. These issues are addressed in the Findings of Fact attached to this report.

### **Staff Analysis**

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**Existing Conditions:** The subject property is a 0.55-acre corner property previously used as a car display lot with three driveways. Two of the driveways will be utilized for one-way traffic movement to access the drive-through window from Short Street and exit onto Broad Street. See the updated site plan attached to this report.

**Proposed Business:** The applicant intends to operate a mobile coffee trailer with a drive-through window, walk-up window, and outdoor seating area. The applicant will be leasing the property from RVB Partnership DBA Bryden Motors. The proposed mobile coffee trailer will be self-contained with water and greywater tanks. The applicant already holds an Outdoor Vending Permit from the City Clerk's Office. The Outdoor Vending Permit alone allows the business to open, but with walk-up window service only and no seating. The site is located in a C-3, Community Commercial District, where Drive-Through uses require a CUP.

**Parking/Stacking Spaces:** According to Section 8-112 of the Zoning Ordinance, drive-through coffee shops must provide three stacking spaces before the pick-up window. The proposed site plan exceeds these minimum standards. The existing retail building on the subject property is occupied by a tenant (Arcane) engaged in retail sales/service. A total of seven off-street parking stalls are required for the 1,650 square-foot retail building, and there is ample parking on site.

**City of Beloit Comprehensive Plan:** The City's Comprehensive Plan recommends *Community Commercial uses* for the subject property. This request and the underlying zoning classification are consistent with this recommendation.

**Review Agent Comments:** The review agents have not submitted any comments.

**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 proposed drive-through and outdoor seating area will not create any noise, glare, or odor that would endanger public health and safety.
  - Concerns raised during the public hearing on August 4<sup>th</sup> primarily relate to competitive concerns. Zoning cannot and should not be used to regulate competition. Approval of an outdoor coffee vendor will not set a precedent, since outdoor vending is already permitted by-right in the C-3 and other zoning districts.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
  - The proposed uses will complement the adjacent commercial uses along this busy commercial corridor and are located on the inbound (north) side of a heavily traveled commuter route. Surrounding properties are under common ownership.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
  - The proposed uses and investment in the subject property on the edge of downtown will have a positive impact upon nearby property values.
- 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. The proposed use will be busiest in the morning hours and closes at 3 PM, whereas the retail sales/service tenant in the permanent building on-site will be busiest in the evening hours after 4 PM.
- 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 proposed vending unit is mobile and not a permanent structure. Outdoor vending is permitted by-right in the C-3 district. Whether or not to allow outdoor vending cannot be considered as part of this Conditional Use Permit review.
  - The outdoor seating area will need to be set-up in a location that does not conflict with parking stalls, access aisles, or stacking spaces.
- 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 and currently serve the property. According to the applicant, customers will be allowed to use the restrooms at Bryden Motors.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
  - The subject property has adequate parking, maneuvering, and stacking spaces. The adjacent roadways are capable of handling any additional traffic generated by the use. The business is located on the inbound side of a busy morning commuter route, so most vehicle movements will be right in/right out onto Broad Street. The property owner will be voluntarily adding pavement markings and directional signs to ensure acceptable traffic flow.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
  - The proposed use will comply with all other applicable regulations.

**STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **approval** of a Conditional Use Permit allow a Drive-Through Use and Outdoor Seating Area in a C-3, Community Commercial District, for the property located at 635 Broad Street, based on the above Findings of Fact.

**Ordinance Requirements:**

The following provisions of existing City Ordinances shall apply:

1. The business shall maintain an Outdoor Vending Permit at all times. In order to ensure adequate stacking spaces and traffic flow, the property owner’s voluntary striping and signage should be completed prior to opening the coffee vending business.
2. In accordance with Section 2-506 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to commence use of the drive-through and outdoor seating area, or the CUP shall lapse and be of no further effect.

**ATTACHMENTS:** CUP Decision Form, Location Map, Site Plan, Application, & Public Notice.

## Beloit Plan Commission Conditional Use Permit Decision Form

When reviewing an application for a conditional use, the local government must look to the requirements and conditions found in the local zoning ordinance and determine if the applicant meets those requirements and conditions. The local government must provide **substantial evidence** supporting their decision to grant or deny the permit, and to impose additional conditions on the permit. Substantial evidence means **facts and information**, directly relating to the requirements and conditions, that a reasonable person would accept in support of a conclusion. Personal preferences and speculation are not sufficient forms of evidence. All requirements and conditions imposed by the local government must be reasonable, and to the extent practicable, measurable.

### Ordinance Requirements

List ordinance requirements related to the conditional use permit:

1. The business shall maintain an Outdoor Vending Permit at all times. In order to ensure adequate stacking spaces and traffic flow, the property owner's voluntary striping and signage should be completed prior to opening the coffee vending business.

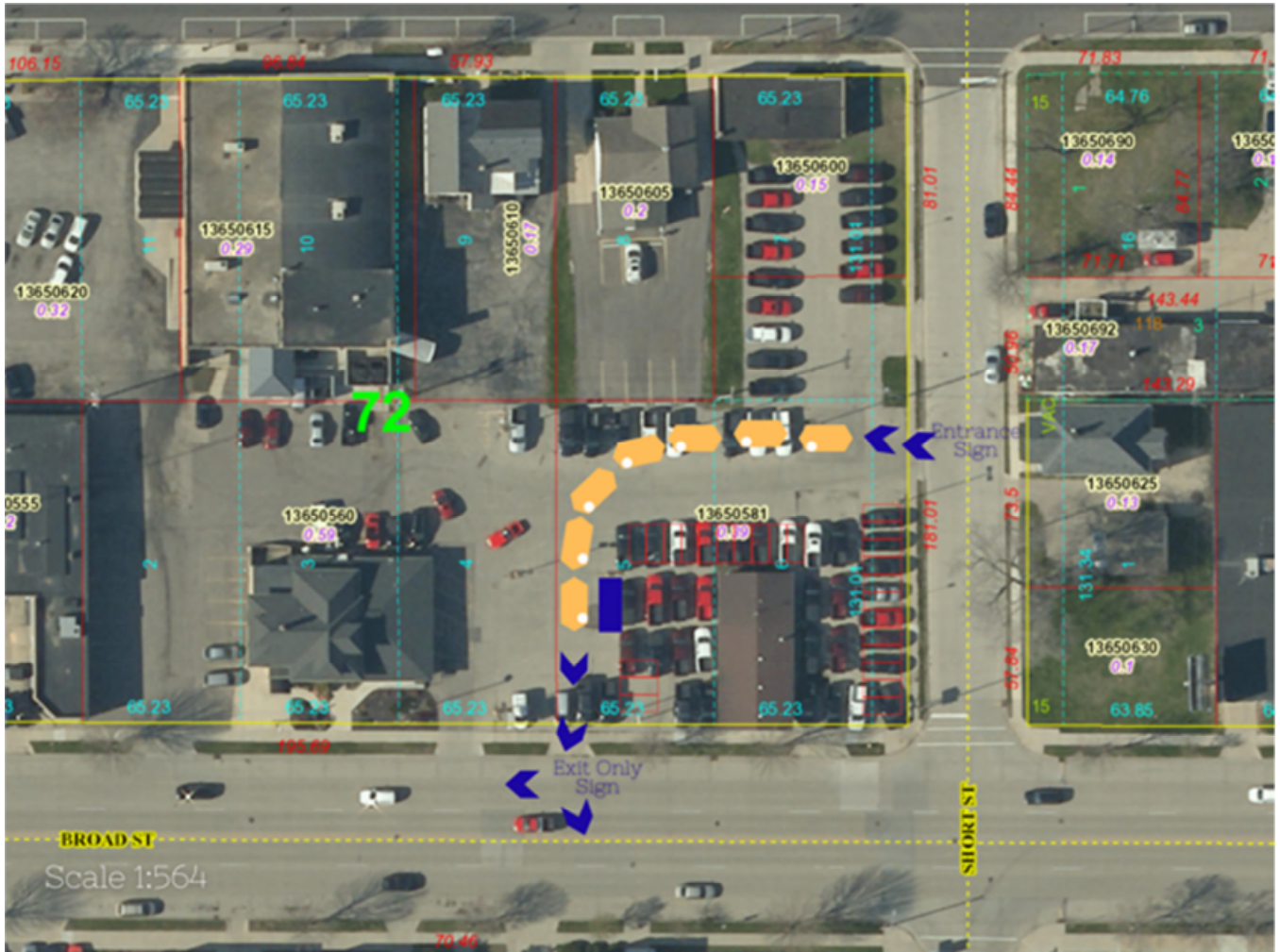
**Substantial Evidence:** An Outdoor Vending Permit is required by Chapter 14 for all new vendors in the City. Article 8 of the Zoning Ordinance includes detailed requirements for drive-through uses and off-street parking lots.

2. In accordance with Section 2-506 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to commence use of the drive-through and outdoor seating area, or the CUP shall lapse and be of no further effect.

**Substantial Evidence:** Standardized condition that reiterates the expiration date for unused CUP's in the Zoning Ordinance.

Does the applicant meet **all** of the ordinance requirements?  No  Yes, after the steps above

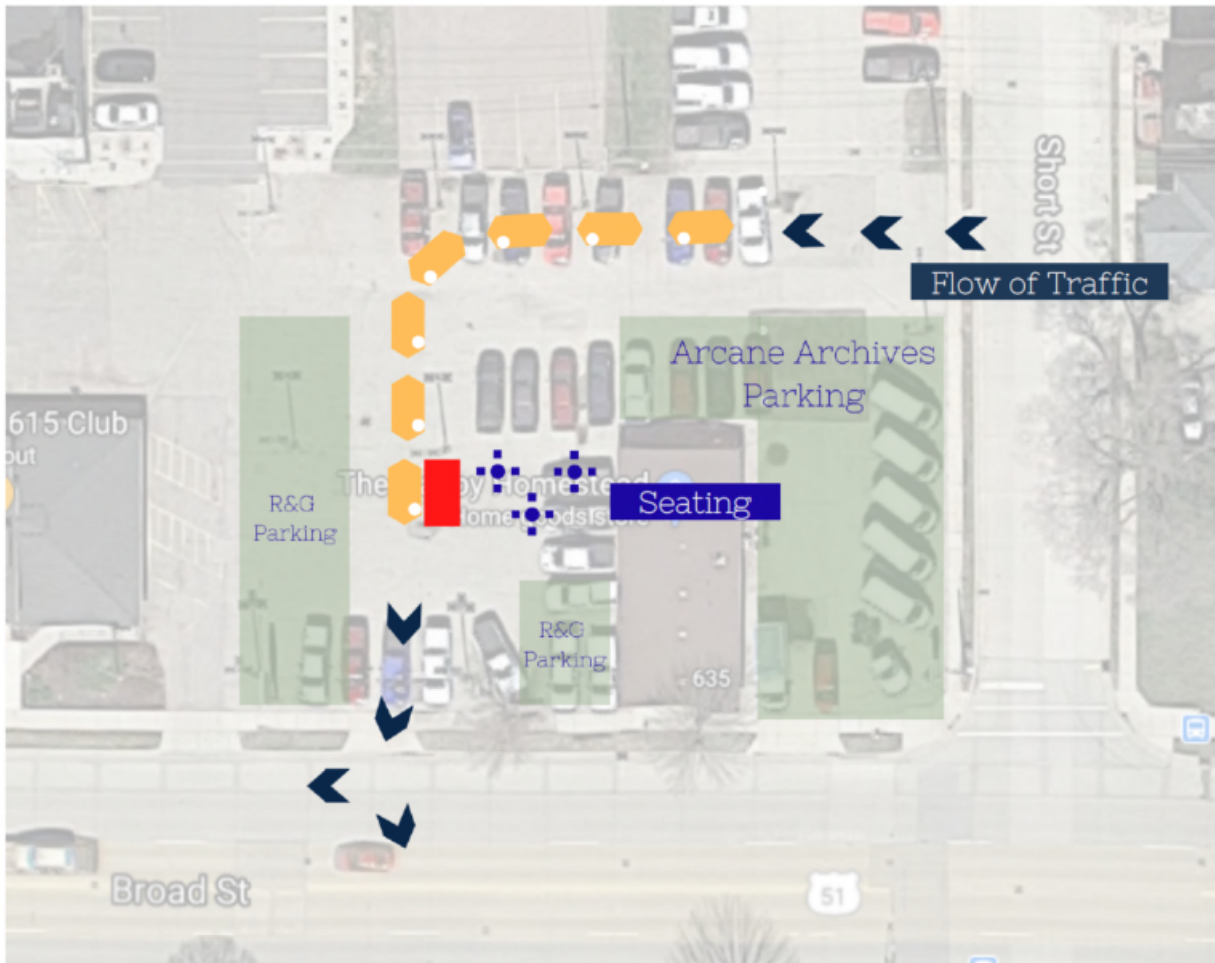
# Location Map/Site Plan






# RISE & GRIND

## COFFEE HAUS



 Coffee Trailer



# 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: \_\_\_\_\_

1. Address of subject property: 635 BROAD ST.

2. Legal description: LOTS 4, 5, 6 & S 50' PT. OF LOT 7 B 72 ORIGINAL PLAT  
& THAT PART OF SHORT ST VACATED.

If property has not been subdivided, attach a copy of the complete legal description from deed.

Property dimensions are: \_\_\_\_\_ feet by \_\_\_\_\_ feet = 29,686 square feet.

If more than two acres, give area in acres: \_\_\_\_\_ acres.

3. Tax Parcel Number(s): 206 136 50581

4. Owner of record: RVB PARTNERSHIP Phone: 608-364-5925

548 BROAD ST. BELOIT WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: Paige Hoops

300 Mill St. #3 Beloit WI 53511  
(Address) (City) (State) (Zip)

\_\_\_\_\_  
(Office Phone #) / 847-284-4101 (Cell Phone #) / wakeup@riseandgrind.cafe (E-mail Address)

6. All existing use(s) on this property are: \_\_\_\_\_

7. **THE FOLLOWING ACTION IS REQUESTED:**

A Conditional Use Permit for: Drive-Thru

\_\_\_\_\_ in a(n) C-3 Community Commercial Zoning District.

8. All the proposed use(s) for this property will be:

Principal use: Mobile Coffee Trailer with Drive-thru +  
walk-up window

Secondary use: \_\_\_\_\_

Accessory use: \_\_\_\_\_

9. Project timetable: Start date: \_\_\_\_\_ Completion date: \_\_\_\_\_

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

- ( ) Owner
- ( ) Leasehold, length of lease: \_\_\_\_\_
- ( ) Contractual, nature of contract: \_\_\_\_\_
- ( ) 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.

*Nicole Bude* / Vicki Bryden / 7/16/21  
 (Signature of Owner) (Print name) (Date)

*[Signature]* / Paige Hoops / 7/16/21  
 (Signature of Applicant, if different) (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.

<b>To be completed by Planning Staff</b>	
Filing fee: <b>\$275.00</b>	Amount paid: _____ Meeting date: _____
No. of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: _____	Date: _____



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**

July 13, 2021

To Whom It May Concern:

Paige Hoops DBA Rise & Grind Coffee Haus has filed an application for a Conditional Use Permit (CUP) to allow a Drive-Through Use and Outdoor Seating Area in a C-3, Community Commercial District, for the property located at 635 Broad Street. The applicant intends to operate a mobile coffee trailer with a drive-through window, walk-up window, and outdoor seating area.

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

**City Plan Commission:** Wednesday, August 4, 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:** Monday, August 16, 2021, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

### **We are interested in your opinion.\***

**\*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 [penningtond@beloitwi.gov](mailto:penningtond@beloitwi.gov). You may also call (608) 364-6711 to provide your comments over the phone. In-person attendance at meetings may be limited.**

CU-2021-07, 635 Broad Street, Drive-Thru Coffee Shop With Outdoor Seating