
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

January 6, 2022

To Whom It May Concern:

R.H. Batterman, on behalf of P&E Enterprises LLC, has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District to M-1, Limited Manufacturing District, for the properties located at 10 & 30 Park Avenue and from PLI, Public Lands & Institutions District to M-1 District, for the Western ½ of proposed-to-be-vacated Prospect Street.

The former Cub Foods property at 20 Park Avenue has been purchased by P&E Enterprises (doing business as Welder's Supply Company), who intends improve and expand the building. The applicant also purchased the subject properties subject to this request, which are unimproved outlots along Park Avenue. The main parcel at 20 Park Avenue is already zoned M-1, whereas the outlots are zoned C-3. The park to the west of Prospect St. is zoned PLI.

The applicant has submitted a petition to vacate Prospect Street between Colby Street and the Wisconsin/Illinois border. If the requested vacation is approved, the applicant intends to consolidate the parcels at 10, 20, and 30 Park Ave and the vacated right-of-way into one 10.8-acre parcel via Certified Survey Map (CSM). In order to consolidate via CSM, all properties must have the same zoning classification, which is the impetus for this request.

The following public hearings will be held regarding this application:

City Plan Commission: Wednesday, January 19, 2022, 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, February 21, 2022, 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. 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.**