



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**

March 5, 2025

To Whom It May Concern:

Mike Holloway for Blackhawk Transport has submitted an application for review and consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the property located at **2001 Gateway Boulevard**. The applicant has also submitted an application to rezone the property from C-3, Community Commercial District to PUD, Planned Unit Development District. The request is for the development of an office building and maintenance and storage facility for tractors and trailers. Please see the attached concept plan for details.

The following public hearings will be held regarding these applications:

**City Plan Commission:** Wednesday, March 19, 2025 at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

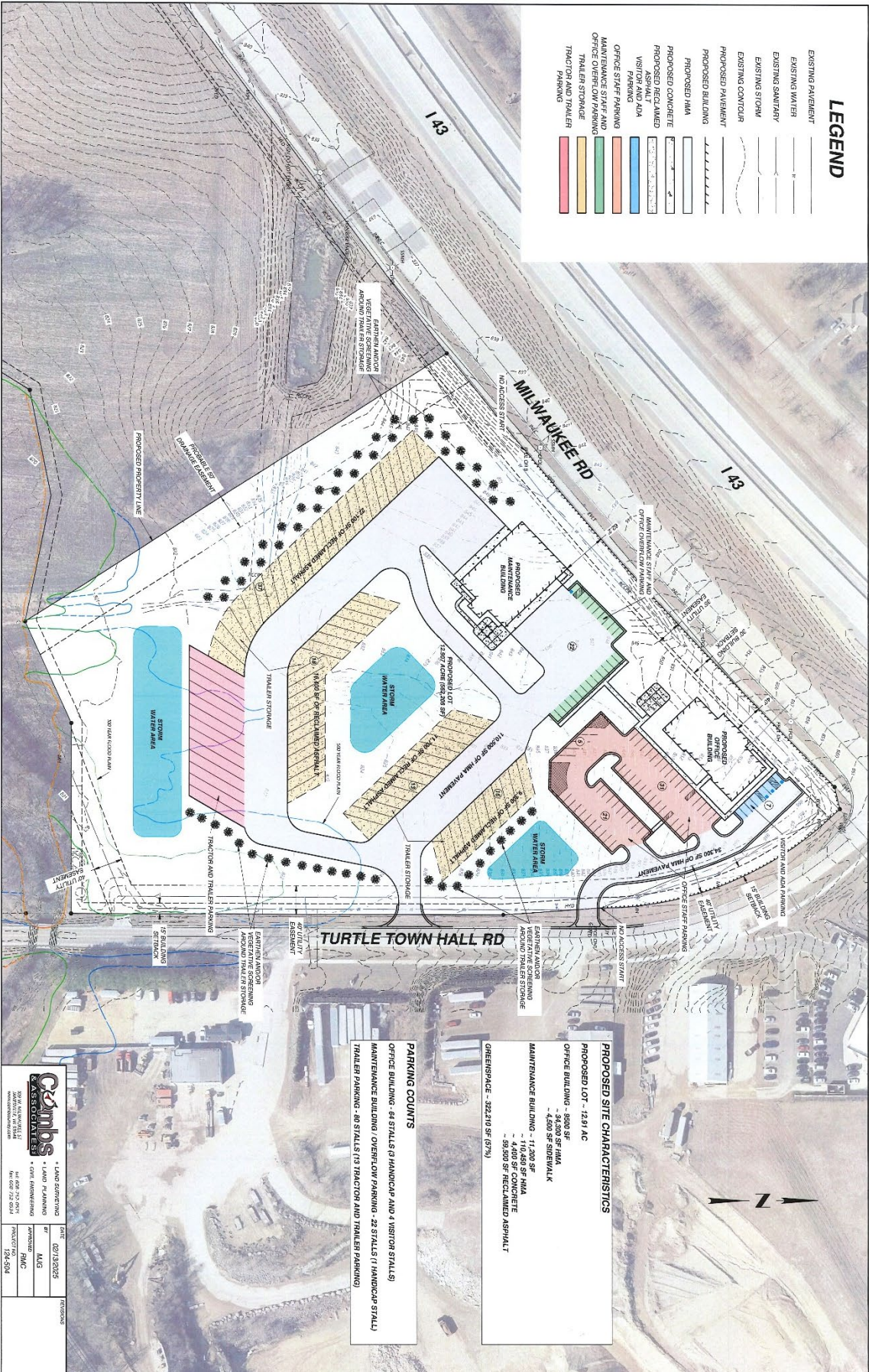
**City Council:** Monday, April 21, 2025 at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

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

**Anyone bringing handouts to the Plan Commission meeting must bring 10 copies and submit them to City staff before the meeting begins. You may also mail your comments to the attention of Molly Lambert at 100 State Street or via email to [lambertm@beloitwi.gov](mailto:lambertm@beloitwi.gov). You may also call (608) 368-7192 to provide your comments over the phone.**

# LEGEND

- EXISTING PAVEMENT
- EXISTING WATER
- EXISTING SANITARY
- EXISTING STORM
- EXISTING CONTOUR
- EXISTING PAVEMENT
- PROPOSED BUILDING
- PROPOSED HMA
- PROPOSED CONCRETE
- PROPOSED RECLAIMED ASPHALT
- VISITOR AND ADA PARKING
- MAINTENANCE STAFF AND OFFICE STAFF PARKING
- TRAILER STORAGE
- TRAILER TRAILER PARKING



**PARKING COUNTS**

OFFICE BUILDING - 64 STALLS (3 HANDICAP AND 4 VISITOR STALLS)

MAINTENANCE BUILDING - OVERHEAD PARKING - 22 STALLS (1 HANDICAP STALL)

TRAILER PARKING - 80 STALLS (13 TRACTOR AND TRAILER PARKING)

**PROPOSED SITE CHARACTERISTICS**

PROPOSED LOT - 12.91 AC

OFFICE BUILDING - 8,000 SF HMA, 4,500 SF SIDEWALK

MAINTENANCE BUILDING - 11,000 SF HMA, 4,500 SF CONCRETE, 90,000 SF RECLAIMED ASPHALT

GREENSPACE - 32,210 SF (67%)

**Combs & Associates**

LAND SURVEYING  
ENGINEERING  
CONSULTING

DATE: 02/12/2025  
BY: [Signature]  
APPROVED: RMC  
PROJECT NO: 124-504