



**PUBLIC NOTICE & AGENDA
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, October 21, 2020**

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Members of the media or the public may participate in the open session portion of this agenda by calling 1 (646) 749-3122, access code 992-259-717. All participants' phones will be muted. Attendance at the meeting in person will be limited. If you would like to provide comments for the any of the items on the agenda, please submit those to planning@beloitwi.gov by 12:00 noon on Wednesday, October 21, 2020.

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the October 7, 2020 Plan Commission meeting
[Attachment](#)
3. PUBLIC HEARINGS
 - 3.a. Consideration of a Conditional Use Permit to allow an office use in a M-2, General Manufacturing District, for the property located at 1350 Gateway Boulevard
[Attachment](#)
4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS
5. 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, October 7, 2020**

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of the September 23, 2020 Plan Commission meeting

A motion was made by Commissioner Robson, seconded by Commissioner Ruster to approve the minutes, as submitted. Motion carried, roll call vote.

3. REPORTS

3.a. Consideration of a Planned Unit Development (PUD) Master Land Use Plan for the property located at 1870 Post Road

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

Commissioner Weeden opened the public hearing.

Ms. Christensen stated Bill Pickett was opposed to rezoning the property and read the letter submitted by Mr. Pickett.

Commissioner Weeden asked if the property is currently zoned for residential use and what kind of businesses would be allowed in a C-2 district. Ms. Christensen stated that there can be retail and office uses and alcohol sales with a Conditional Use Permit. Commissioner Weeden asked if someone could build a house in a C-2 district. Ms. Christensen stated that she thought that they would need to get a Conditional Use Permit for a residential use.

Commissioner Robson asked what is behind the parcel and if any of the houses face Post Road. Ms. Christensen stated that it is a vacant lot and some houses do face Post Road.

Commissioner Ramsden stated that the block has a residential feel even though there is a business on the block. Commissioner Robson asked if a berm or landscape buffer with trees could be installed. The applicants, Mr. and Mrs. Thiele, stated that the President of the Iva Court Condo Association told them to take down the box elder trees because they are not appealing, and their daughter is landscaping the property to make it look nice. Commissioner Weeden asked Mr. and Mrs. Thiele if they agree to all of the conditions, except the condition related to the existing trees. They said that they did.

Commissioner Weeden closed the public hearing.

Motion made by Commissioner Ruster, seconded by Commissioner Finnegan to approve the PUD. Motion carried, roll call vote. Commissioner Ramsden voted against the motion.

3.b. Consideration of a Zoning Map Amendment from C-2, Neighborhood Commercial District, to PUD, Planned Unit Development District, for the property located at 1870 Post Road

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

Commissioner Weeden opened and closed the public hearing.

Motion made by Commissioner Finnegan, seconded by Commissioner Ruster to approve the Zoning Map Amendment to PUD. Motion carried, roll call vote. Commissioner Ramsden voted against the motion.

3.c. Consideration of a PUD Master Land Use Plan for the property located at 2000 Madison Road

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

Commissioner Weeden opened the public hearing.

Ms. Christensen read the e-mail sent by Laura Williams who was opposed to the PUD.

Frank McKearn, R.H Batterman's, 2857 Bartells Drive, asked Ms. Christensen if the required parking was two stalls for every four units and if a metal building would be allowed. Ms. Christensen explained that the Zoning Ordinance requires one stall per four units, and in order to allow a metal building, an architectural review exception would need to be granted by the Plan Commission.

Councilor Preuschl expressed concern about the buildings being so close to Madison Road. This is an entrance to the City, and he is not thrilled about storage buildings

being located there. Frank explained that the buildings are set back the amount required by code, and that the buildings are not that crowded. It was being designed so that people could look down the aisles from a safety standpoint.

Chairperson Weeden asked if the units would be visible from Madison Road. Frank said that they would.

Commissioner Toral asked if they could move some of the units to preserve some of the trees that are the habitat for the bald eagles that Ms. Williams is concerned about. Mr. McKearn stated they would be willing to work with City staff and the neighbor to try to accommodate that. This is planned to be constructed in phases, it would not all be constructed at once.

Commissioner Weeden closed the public hearing.

Motion made by Commissioner Ramsden, seconded by Commissioner Weeden to approve the PUD.

Commissioner Robson thought that the resident brought up a good point. She thinks that the e-mail they received requires the Plan Commission to be more thoughtful before moving ahead. She expressed concern about all the negative impacts on the habitat during construction and after the units are constructed. Also, this is an entry to Beloit, and we will have another set of storage units in the City of Beloit. She said that she would be very unlikely to support this motion.

Commissioner Ramsden mentioned the plethora of storage units. He asked if this is something Plan Commission should look at or not. Ms. Christensen explained that there is no specific standard for the appropriate number of these units but that there is definitely a market for these units in this area. Commissioner Ramsden mentioned that the Endangered Species Act only really applies if you harm the nest, so he's not really worried about that.

Chairperson Weeden indicated that this property is zoned single family residential, and we are rezoning the property from a residential use to a commercial use. He outlined the variety of land uses in the area, which are mostly rural. He does not think this is a good fit for that site.

Frank explained that his office has looked at a variety of proposals for this site. The reality is that the cost of infrastructure is so high based on City standards that he does not think that this site can be developed as residential. Unless costs go down or there are new ways of developing, this won't develop as residential.

Commissioner Finnegan agreed with Frank's comments about the costs of infrastructure. The only way to do a residential development is with a large lot

country-style development, which isn't allowed because of the proximity to sewer and water. He also mentioned that the bald eagle isn't really endangered anymore.

Motion to approve the PUD failed, roll call vote. Commissioners Weeden, Robson, Ruster, and Toral voted against the motion.

3.d. **Consideration of a Zoning Map Amendment from R-1A, Single Family Residential District, to PUD, Planned Unit Development District, for the property located at 2000 Madison Road**

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

Commissioner Weeden opened and closed the public hearing.

Motion made by Commissioner Ruster, seconded by Commissioner Finnegan to approve the Zoning Map Amendment. Motion failed, roll call vote. Commissioners Weeden, Robson, Ruster, and Toral voted against the motion.

3.e. **Consideration of a Zoning Map Amendment from R-1A, Single Family Residential District, to R-1B, Single Family Residential District, for the properties located at 2640, 2660 and 2680 Jerry Thomas Parkway**

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

Commissioner Weeden opened and closed the public hearing.

Motion made by Commissioner Robson, seconded by Commissioner Finnegan to approve the Zoning Map Amendment. Motion carried, roll call vote.

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

Ms. Christensen explained that the City Council approved the easements for the Eagles Ridge Subdivision, the street vacation on Laundale, and the rezoning to PUD for the Boys & Girls Club. October 21, 2020 at 7pm is the next Plan Commission meeting. We will have one item for that meeting.

5. **ADJOURNMENT**

Motion made by Commissioner Robson, and seconded by Commissioner Ruster. Motion carried, roll call vote. Meeting adjourned at 7:46 PM.

REPORT TO THE PLAN COMMISSION

Plan Commission Meeting Date: October 21, 2020

Agenda Item: 3(a)

File Number: CU-2020-08

General Information

Applicant: Anderson Mikos Architects, on behalf of OrthoIllinois

Owner: Hendricks Commercial Properties LLC (OrthoIllinois has a signed offer to purchase)

Address/Location: 1350 Gateway Boulevard

Applicant's Request: The applicant has applied for a Conditional Use Permit (CUP) to allow an office use in the M-2, General Manufacturing District, for the property located at 1350 Gateway Boulevard.

Background

The applicant has proposed the construction of a 25,605 square-foot Orthopedic Surgery Center with ambulatory service and four lodging suites. Approximately 29-30 outpatient surgeries are anticipated weekly and only 10 overnight patients per week. The Zoning Ordinance states that office uses in the M-2 district are only allowed if reviewed and approved in accordance with the CUP review procedures.

Staff Analysis

Existing Conditions: The subject property is a vacant 5.69 acre site within the Gateway Business Park on the east of I-90. The subject property will share an access point with the adjacent business to the north.

Surrounding Land Use and Zoning: To the north is Morse Group zoned M-2, General Manufacturing. To the east is Pratt Industries and vacant land zoned M-2, General Manufacturing. To the south is a City owned detention pond zoned M-2, General Manufacturing. To the west is I-39 and I-90.

Proposed Office Use: The attached renderings illustrate the design concept. The attached Public Notice was sent to the owners of surrounding properties. Planning staff has not received any comments.

Off-Street Parking Requirements: The minimum off-street parking requirement is 102 parking spots and the site plan provides 129 parking spaces.

City of Beloit Comprehensive and Strategic Plan: The Comprehensive Plan's Future Land Use Map recommends Business Park; this land use category is intended to accommodate high-quality indoor manufacturing, warehousing, distribution, office, research and development, recreational and business park

support uses. This request supports Strategic Goals #3 by creating economic growth.

Municipal Utilities: Adequate facilities and infrastructure are available to serve the proposed use.

Review Agent Comments: The review agents had the following comments:

Water Resources:

The property is not serviced by water and sewer laterals and will require water and sewer. If the property needs to be connected to public water and sewer, this may require an extension and the applicant is responsible for the cost.

According to Section 27.16 of the City's Water Utility ordinance, the property is required to connect to public water. In addition, Section 29.045(3) of the City's Wastewater Treatment System ordinance, the property is required to connect to public sewer. Finally, the Post-Construction Stormwater Management section of the Zoning Ordinance (8-1008(d)) requires the following:

1. Total Suspended Solids (TSS) – 80% TSS reduction
2. Peak Discharge – This is covered by the regional basin.
3. High Imperviousness Infiltration: They must infiltrate at least 60% of predeveloped infiltration volume based on an average annual rainfall.

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;*
 - Subject to conditions of approval the proposed office use is not expected to be detrimental to public health or welfare.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;*
 - Conditions of approval will alleviate concerns neighbors may have about the development and a traffic impact study has been completed to address congestion.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
 - The proposed office use will enhance the Gateway Business Park and is consistent with Business Park uses listed in the Comprehensive Plan.
- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
 - The area is currently developing; the addition of this business to the community will give residents options for orthopedic surgery, and provide variety to the developing business park.
- 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 building for the office use will consist of materials and generous landscaping that are compatible with the existing businesses in the Gateway Business Park.
- 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 will be available to serve the proposed use.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*

- The amount of parking provided exceeds the minimum code requirement and a traffic impact study determined the volume of traffic generated by the development will have no adverse impacts. The shared access drive with adjacent property owner to the north will be expanded to accommodate two outbound lanes with a center median.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
- The applicant will comply with all other applicable regulations of the Zoning Ordinance.

STAFF RECOMMENDATION:

The Planning & Building Services Division recommends **approval** of a Conditional Use Permit to allow an office use in the M-2, General Manufacturing District, for the property located at 1350 Gateway Boulevard, based on the above Findings of Fact and subject to the following conditions:

1. This Conditional Use Permit authorizes an office use at the property located at 1350 Gateway Boulevard as described and illustrated in the application materials.
2. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively.

Ordinance Requirements:

In addition to the above permit conditions, the following provisions of existing City Ordinances shall apply:

1. Prior to issuance of a permit, the applicant shall submit site & architectural plans for staff review and approval in the form of a Certificate of Zoning Compliance and an Architectural Review Certificate.
2. In accordance with Chapter 19, 27, and 29 of the City Ordinances the applicant must meet the conditions of Water Resources.
3. In accordance with Section 2-506 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to complete construction and commence use of the building, or the CUP shall lapse and be of no further effect.

ATTACHMENTS: CUP Decision Form, Location & Zoning Map, Photos, Renderings, Floor Plan, Application, Public Notice, & Mailing List.

**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. Prior to issuance of a permit, the applicant shall submit site & architectural plans for staff review and approval in the form of a Certificate of Zoning Compliance and an Architectural Review Certificate.

Substantial Evidence: The Architectural Review Code requires review & approval of all new commercial buildings. The Zoning Code requires review and & approval of all plans for new construction. There are no active permits or approvals in place for this project.

2. In accordance with Chapter 19, 27, and 29 of the City Ordinances the applicant must meet the conditions of Water Resources.

Substantial Evidence: The Storm Water Management, City Water Utility, and Wastewater Treatment Ordinances outline requirement for new development.

3. In accordance with Section 2-506 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to complete construction and commence use of the building, or the CUP shall lapse and be of no further effect.

Substantial Evidence: This requirement encourages the applicant to proceed with construction of the approved improvements in a timely manner.

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

Permit Conditions

A local government is authorized to impose conditions on the permit that relate to the purpose of the ordinance. Conditions must be **reasonable**, and to the extent, practicable and **measurable**. Conditions may limit the permit's duration, transfer, or renewal.

List conditions imposed on the permit:

1. This Conditional Use Permit authorizes an office use at the property located at 1350 Gateway Boulevard as described and illustrated in the application materials.

Substantial Evidence: The Zoning Ordinance states that office uses in the M-2 are only allowed if reviewed and approved in accordance with the CUP review procedures.

2. Any major changes in the adopted conditions or use of the property shall be approved by the Plan Commission and City Council by amending this Conditional Use Permit. The Director of Planning & Building Services may approve minor changes administratively

Substantial Evidence: Standardized condition to establish a process for future changes.

Decision: Based on the findings of fact, conclusions of law, and the record in this matter, the permit is:

Approved, with the conditions stated above

Denied, for the following reasons:

Location & Zoning Map

1350 Gateway Blvd

CU-2020-08



Legend

Zoning Classification

<all other values>

REGULATION CLASSIFICATION

C-1

C-2

C-3

CBD-1

CBD-2

DH

M-1

M-2

MRO

PLI

PUD

R-1A

R-1B

R-2

R-3

R-4

Parcel Poly

City Limits (Corp Poly)



1 inch = 230 feet



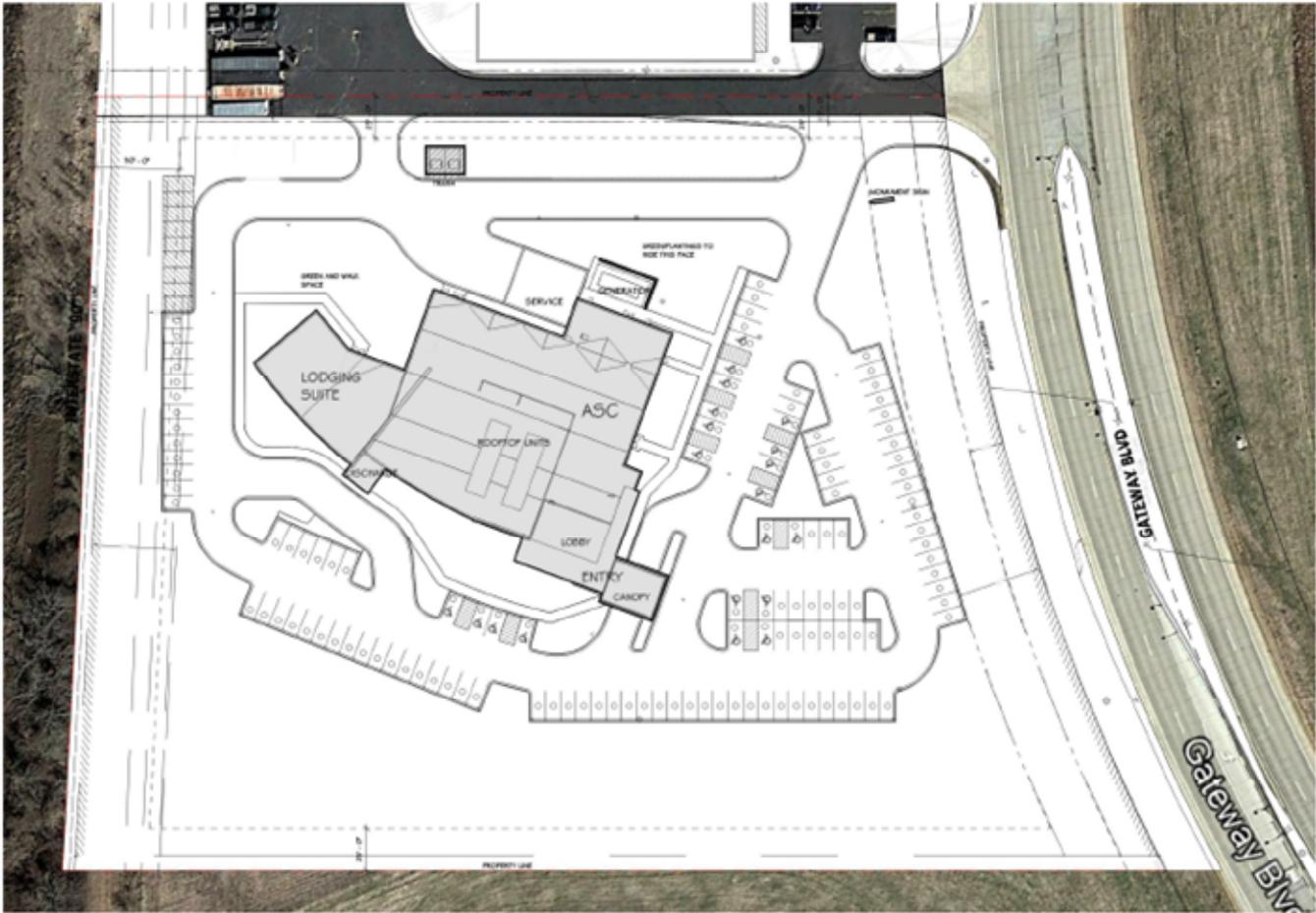
Legend

- Parcel Poly
- City Limits (Corp Poly)

Map prepared by: Hilary Rottmann
 Date: October 2020
 For: City of Beloit Planning & Building
 Date of Aerial Photography: April 2016

PLANNING & BUILDING SERVICES DIVISION

Attachment A





Southwest Elevation



Southeast Elevation



Northeast Elevation



Northwest Elevation

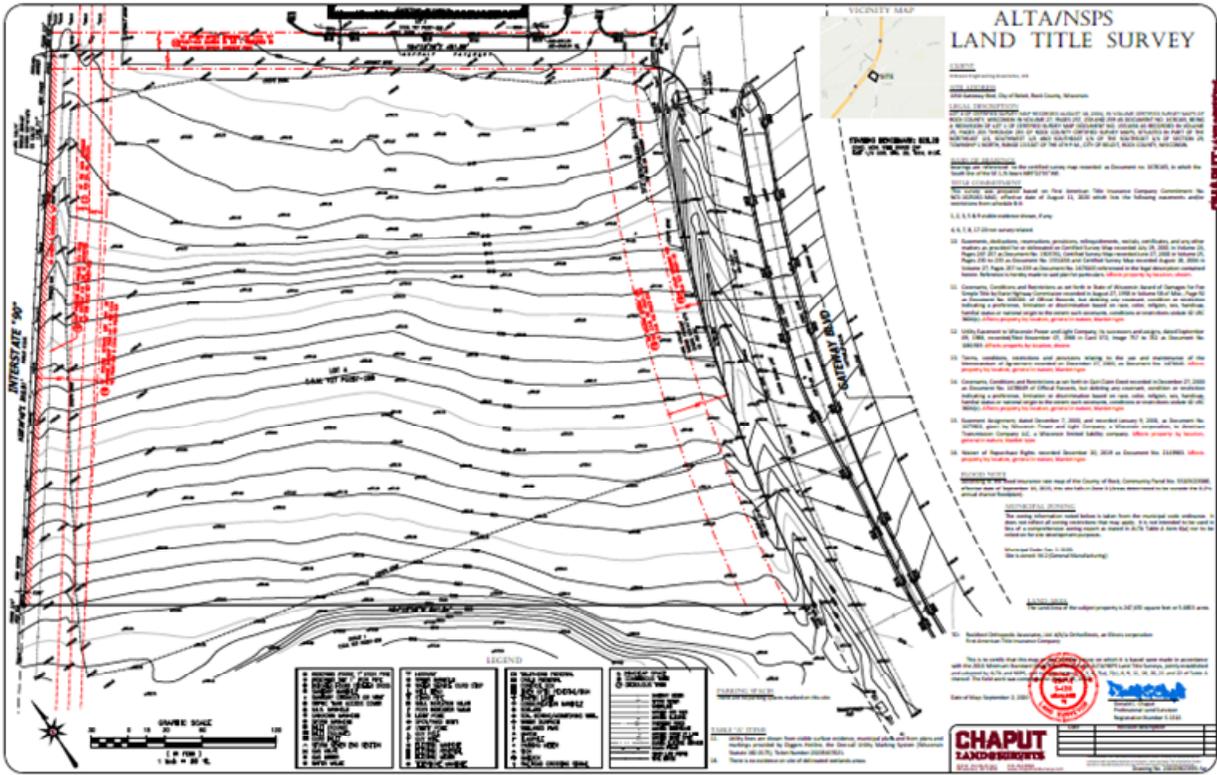
Ortho Wisconsin is in the process of developing a robust outpatient total joint program focused on the ongoing changes in our healthcare community. The outpatient joint surgeries will be performed in a licensed Ambulatory Surgery Center located in Beloit, Wisconsin. This program will allow qualified patients, who meet the ambulatory setting medical criteria, to have their surgery in an outpatient setting. Once surgery is completed, they would meet medical criteria to discharge home. Upon discharging from the ambulatory surgery center, they could then stay overnight in a hotel suite. This model would ideally utilize a board and lodging license with special services where the discharged patient and family could stay. Patient assistance provided in the suites will be a concierge approach of education surrounding their surgery, as well as exercises to help them achieve their optimal outcome. All meals will be catered and there is a small warming food area for snacks and beverages. As with any patient discharged home from an Ambulatory Surgery Center, should an episode occur that requires emergency attention that the on-site nurse and physician on call deem medically necessary for additional intervention, the patient would be transported by ambulance to the nearest hospital equipped to manage the level of care needed. This location would include 4 lodging suites that would be open Monday-Friday serving approximately 10 patients per week. These patients would utilize this hotel for 1 night and will be completely independent in their suite. This example of "Healthcare Tourism" is fully acceptable to insurances and being offered across the United States; which offers a convenient option for patients traveling from near and far for ease of follow-up care. We look forward to our partnership in decreasing healthcare costs while also increasing quality outcomes for your community, as well as surrounding communities.

This project consists of a new one story 25,605 gross total square foot Orthopedic Ambulatory Surgery Center located on a vacant 5.69 gross acre site in the Gateway Business Park at 1350 Gateway Boulevard in Beloit, Wisconsin, 535111. The 18,990 square foot ASC will consist of four operating rooms, twelve pre post recovery rooms, four PACU recovery bays, sterile core, sterile processing department and support space. This center will accommodate an anticipated weekly case load of approximately 29-30 cases a week consisting of total joint, scope and spine procedures. Future expansion capability for another two operating rooms and support is planned. For overnight lodging, a separate 4,320 square foot four room hotel suite will be included next to the center. A 2,295 square foot basement will be provided to house some mechanical equipment and incoming utility connections. Exterior to be clad in precast concrete with thin brick inset panels, store front and metal and glass panels. Multiple roof top units will be screened in on the roof.

Site Data as follows:

- Gross Site Area – 5.68 Acres (247,655 SF)
- Net Site Area – 4.11 Acres (179,031 SF)
- Area dedicated to public rights of way – 0.
- Impervious surface area in acres, square feet and percentage of total site area – 2.48 Acre (108,053 SF) or 43% of Gross Site Area
- Pervious surface area in acres, square feet and percentage of total site area – 3.20 Acre (139,602 SF) or 57% of Gross Site Area.





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: 1350 Gateway Boulevard, Beloit, Wisconsin 53511 _____

2. Legal description: See attached ALTA land title survey and description. _____

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

Property dimensions are: 491.89' x 470.84' x 641.84' x 323.91' = 247,655 _____ square feet.

If more than two acres, give area in acres: _____ 5.69 acres.

3. Tax Parcel Number(s): 22941003 _____

4. Owner of record: Orthollinois _____ Phone: (815) 484-6915 _____

324 Roxbury Road Rockford, Illinois 61107
(Address) (City) (State) (Zip)

5. Applicant's Name: Anderson Mikos Architects _____

1111 W. 22nd Street, Suite 315 Oak Brook, Illinois 60523
(Address) (City) (State) (Zip)

(630) 573-5149 / aouper@andersonmikos.com
(Office Phone #) (Cell Phone #) mhurt@andersonmikos.com

6. All existing use(s) on this property are: none. The site has not been previously _____ developed.

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

A Conditional Use Permit for: An ambulatory treatment surgery center with attached lodging suite _____ in a(n) M-1 Limited Manufacturing _____ Zoning District.

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

Principal use: An ambulatory surgery center with four (4) operating rooms, twelve (12) pre-post recovery rooms, a post anesthesia care unit, a sterile processing department, and _____ various support spaces. _____

Secondary use: _____

Accessory use: None. _____

9. Project timetable: Start date: January 2021 Completion date: August 2021

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

Owner

() Leasehold, length of lease: _____

X Contractual, nature of contract: Contract to purchase the property subject to approval of conditional use permit.

() 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.

[Signature] (Signature of Owner) | Don Schreiner (Print name) | 9-18-20 (Date)
[Signature] (Signature of Applicant, if different) | DAVE MIKOS (Print name) | 9/21/20 (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.

To be completed by Planning Staff	
Filing fee: \$275.00	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
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NOTICE TO THE PUBLIC

October 6, 2020

To Whom It May Concern:

Anderson Mikos Architects on behalf of OrthoIllinois, has filed an application for a Conditional Use Permit to allow a medical office in the M-2, General Industrial District, for the property located at:

1350 Gateway Boulevard

The applicant has proposed the construction of a 25,605 square-foot building for orthopedic surgery.

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

City Plan Commission: Wednesday, October 21, 2020, 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 2, 2020, 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.*

***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 Hilary Rottmann at 100 State Street or via email to rottmanh@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) 247-2965 to provide your comments over the phone. In-person attendance at Commission and Council meetings will be limited.**

DMDM INC
1390 GATEWAY BLVD
BELOIT WI 53511

AVANTI MANAGEMENT INC
18 CULLODEN PARK RD
SAN RAFAEL CA 94901