



2445 S. Afton Rd.
Beloit, WI 53511
608.364.2980 Phone
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www.townofbeloitwi.gov

December 5, 2023

MEMORANDUM

TO: Town of Beloit Plan Commission
FROM: Tim Kienbaum, Community Development Director
RE: Site Plan / Plan of Operation Review, 1517 Huebbe Pkwy, Suite E

Pro-Serve Protection Services has submitted a Site Plan / Plan of Operations for consideration and approval to operate their business from the existing commercial building at 1517 E. Huebbe Parkway, Suite E.

This business will be operating as a tenant in an existing commercial building. They are not proposing any changes for the building or property.

Section 10.11(5) outlines the decision criteria:

i. Consistency with the Comprehensive Plan

The subject property is located within the Urban Technology, Business or Industry Campus designation of the Future Land Use Map included in the Comprehensive Plan. The operation of the proposed business is consistent with this designation.

ii. Project / Business Compatibility

The proposed business will operate as a permitted use in the I-1 zoning district and will have no compatibility issues with the surrounding businesses.

I recommend approval of this application based on staff review.



Return To:

2445 Afton Rd.
Beloit, WI 53511
kdevault@townofbeloitwi.gov

PLAN OF OPERATIONS/ SITE PLAN APPLICATION

Name of Business: Pro-Serve Protection Services Parcel Number: _____

Property Address: 1517 E Huebner Pkwy Suite E

Phone Number: (608) 312-4100 Email Address: _____

Years in Operation: 17 Previous Address: _____

Name of Owner: David N. Mothkovich Owner's Agent: _____

Mailing Address: 4224 Harvest Trail, Loves Park, IL 61111

Phone Number: 608-201-8754 Email Address: CPROSERVE PROTECTION SERVICE @ GMAIL.COM

Additional Contact Info (If Different from Above): _____

Type of Business (detailed explanation of business): SECURITY AGENCY BUSINESS OFFICE

Zoning of Property: _____

Zoning of Property to the: N: _____ Use of Property to the N: _____

S: _____ Use of Property to the S: _____

E: _____ Use of Property to the E: _____

W: _____ Use of Property to the W: _____

List all chemicals stored in all buildings:

Building A: N/A

Building B: _____

Building C: _____

Contact person for Fire Department purposes: David Mothkovich

Day Phone: 608-201-8754 Night Phone: 608-201-8754

Specific Use of Property and Buildings:

Building A: OFFICE SPACE FOR OPERATIONS

Building B: _____

Building C: _____

Do you feel there will be any problems such as odor, smoke, noise, light or vibration resulting from this operation? Yes _____ No X If yes, explain: _____

Surface water drainage facilities (describe and/or include on site plan): _____

Is a liquor license or any other special license to be obtained from the local Municipality or State Licensing agencies? Yes _____ No X If yes, explain: _____

Did State of Wisconsin approve the building plans (if Applicable)? Yes _____ No _____

Have truss specifications been registered with the State of Wisconsin by truss manufacturer (if Applicable)? Yes _____ No _____

Is this an expansion of an existing operation? Yes _____ No _____ If yes, are there currently any permits under other names, other than what are indicated on this application?

Names: _____

Any other information/ details: _____

A detailed site plan with dimension of all buildings, parking areas, sign locations and other pertinent data is to be submitted with all applications.

(Applicant Signature)

Date


(Property Owner Signature)

Date

11/16/23

Fee: New Application: \$200.00 plus \$.05 per sq. ft.

Amendment to Existing: \$100.00

Total: \$ _____